



CITY OF ST. LOUIS

2020-2024 CONSOLIDATED PLAN & 2020 ANNUAL ACTION PLAN

prepared for the

Community Development Administration

November 14, 2019

2020-2024 Draft Consolidated Plan & Draft Annual Action Plan

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ES-05 Executive Summary

City of St. Louis 2020-2024 Consolidated Plan & Annual Action Plan

Introduction

The City of St. Louis Consolidated Plan is a five-year plan and annual action plan that assesses market conditions, affordable housing, and community development needs in the City of St. Louis and establishes data-driven, place-based priorities for investment in community development. The Consolidated Plan allocates specific federal entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD). It operates within the context of the *City of St. Louis Sustainability Plan*, the *Strategic Land Use Plan*, and other City plans. Funding received from HUD will assist the City of St. Louis in implementing these plans to achieve a vibrant and sustainable future.

As an entitlement community with a population of over 50,000, the City of St. Louis receives annual entitlement funding from four federal formula block grant programs: 1) Community Development Block Grant (CDBG); 2) HOME Investment Partnerships (HOME); 3) Emergency Solutions Grant (ESG); and 4) Housing Opportunities for Persons with AIDS (HOPWA). These programs are intended to benefit low- and moderate-income households in the City of St. Louis, neighborhoods with a majority of low- to moderate-income households, and the City as a whole through the prevention or elimination of slums and blighted conditions. The City of St. Louis Consolidated Plan establishes strategies and program priorities and targets for the allocation and use of these funds as well as criteria for evaluating program success. This Consolidated Plan covers the period beginning January 1, 2020 through December 31, 2024.

While the Consolidated Plan dictates only those federal formula block grant programs listed above, it is important to note that it functions as but one integral part of the City's overall budget and slate of program activities. As a result, the strategies and priorities of the Consolidated Plan have been closely coordinated with City-wide budget priorities, programs, and community development activities. This coordination is necessary to ensure that federal formula block grant funds effectively leverage other funding sources; that public expenditures clear the path for private investment; and that all community development activities City-wide realize the maximum impact of each dollar spent.

The Consolidated Plan operates within the context of the *City of St. Louis Sustainability Plan*, the *Strategic Land Use Plan*, and other City plans. Funding received from HUD will assist the City of St. Louis in implementing these plans to achieve a vibrant and sustainable future.

In order to effectively serve the City of St. Louis and direct the successful investment of community development funding, the City of St. Louis Consolidated Plan hinges on three core principles:

- **The Consolidated Plan is data driven:** The plan utilizes the Needs Assessment and sophisticated tools such as the Residential Market Analysis to match investment strategies and priorities with appropriate housing market types and geographic target areas.
- **Consolidated Plan priorities are set through a comprehensive public engagement process:** This includes focus groups and public meetings in locations distributed throughout the City and a review of other planning efforts conducted by various departments and institutions.
- **The entire City is contained in at least one geographic target area:** The City has been divided into multiple geographic target areas based on market conditions, demographic characteristics, and community assets. These target areas have been identified to maximize the impact and leveraging potential of community development investments. However, most neighborhoods in the City qualify as low- to moderate-income (low-mod) and have critical needs that can be addressed through entitlement allocations. As a result, there is no part of the City that cannot be served by at least one program within this Consolidated Plan.

The anticipated funding for the 2020 to 2024 five-year Consolidated Plan for the City of St. Louis is estimated to be \$123 million. This funding is administered by three (3) key City departments. These are the Community Development Administration (CDA) (which administers the CDBG and HOME programs), the Department of Human Services (which administers the ESG program), and the Department of Health (which administers the HOPWA program).

In addition to the City departments described above, CDA issues Requests for Proposals (RFPs) to identify sub-recipient organizations to implement programs and projects identified in the Consolidated Plan. These sub-recipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals. CDA also issues NOFAs that allow non-profit and for-profit developers the opportunity to submit proposals to undertake residential and commercial development projects using program financing to address the needs and priorities identified in the Consolidated Plan.


St. Louis Market Overview

The City of St. Louis is challenged by population decline (beginning to stabilize in recent years), a slow-growth region, a large low income population, high rates of housing cost burden, and high real estate development costs combined with relatively low real estate market values. Between 2000 and 2017, the population of the City of St. Louis decreased from 348,189 to 308,626 people. This represents an 11.4 percent decline. Furthermore, St. Louis' population loss has occurred in the context of the St. Louis Metropolitan Statistical Area (MSA), which is a slow-growth region as a whole. Between 2010 and 2018, the region gained 0.64 percent of its population while the City of St. Louis decreased 3.3 percent (from 2000-2017). Localized growth within the City (or the region) often comes at the expense of population loss in other areas. Furthermore, this weak housing market depresses property values and property taxes, which limits the City's tax base and negatively impacts general revenues available for infrastructure maintenance, improvement, and community development initiatives.

While this weak housing market tends to increase the real amount of affordable housing available—because rents for affordable and/or low-income housing tax credit (LIHTC) units are often not much lower than market-rate housing rents—significant housing cost burdens persist. This housing cost burden is subject to geographic disparities. Concentrations are seen in the central corridor/I-64 corridor; north of Delmar Boulevard (specifically the Greater Ville, Hyde Park, Wells-Goodfellow, Baden, and Riverview neighborhoods); and neighborhoods in the south east quadrant of the City (neighborhoods such as Tower Grove East, Gravois Park, Dutchtown, Carondelet, Patch, and Marine Villa).

Concentrations of housing cost burden correspond to areas with increased transportation cost, lack of access to social services and community assets, increased unemployment rates, and high concentrations of low income households. This indicates that housing cost burden is related more to low household income than to a lack of affordable housing units.

The geographic concentrations correspond to areas with longer average commute times, increased transportation cost, lack of access to social services and community assets (grocery stores, early childhood services, educational facilities, etc.), increased unemployment rates, and high concentrations of extreme low income (30% area median income (AMI)) and low income (60% AMI) households. This correlation indicates a significant barrier to community revitalization, equitable access to employment and neighborhood assets, and the overall sustainability of the City. It also suggests that housing cost burden is related to household income and ancillary costs more than to a lack of affordable housing units. However, a substantial portion of the City's occupied housing is very old and has suffered deterioration due to poor maintenance. New and substantially rehabbed housing units with affordability restrictions are generally of much higher quality than market-rate housing units with rents that are considered affordable, especially in geographic areas with high housing cost burden. As a result, there is a significant demand for housing units with affordability restrictions because of the higher quality of these units.



The historic housing stock of St. Louis is one of the key assets that the City can leverage to improve property values and neighborhood quality, as demonstrated by the successful revitalization of numerous St. Louis neighborhoods.

The ongoing need for home repair activities is also a key component of access to quality, affordable housing. St. Louis possesses a great diversity of housing types, much of which is considered to be affordable. These housing types are also well distributed through the City as a whole. However, the majority of housing in general—and affordable housing in particular—is more than fifty years old. As a result, ongoing maintenance, stabilization, and repair of existing housing stock are critical to maintaining a necessary supply of affordable housing throughout the City. In addition, the historic housing stock of St. Louis is one of the key assets that the City can leverage to improve property values and neighborhood quality, as demonstrated by the successful revitalization of numerous St. Louis neighborhoods. Therefore, the overall sustainability of the City of St. Louis is enhanced through preservation of the City's historic housing. The challenge, however, is that the cost to rehabilitate these historic housing units is high and public subsidy limited, so targeted strategies designed to catalyze future private investment are needed.

Geographic Target Areas

Geographic target areas are locally-designated areas where targeted investments and revitalization efforts are carried out through multiple activities and programs in a concentrated, coordinated manner. Geographic target areas have been identified by existing market conditions to build from strength and leverage private investment throughout the City of St. Louis. The purpose of these priority areas is to encourage certain activities to be conducted within them. However, they do not prevent those activities from also being conducted elsewhere with good reason.

The City of St. Louis has four designated Neighborhood Revitalization Strategy Areas (NRSAs) and a fifth NRSA designation pending:

Neighborhood Revitalization Strategy Areas are:

- **North**—Walnut Park West, North Pointe and Baden neighborhoods
- **Northwest**—Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East neighborhoods
- **North Central**—Fountain Park, Lewis Place, Vandeventer, The Ville, Greater Ville and Jeff Vanderlou neighborhoods
- **Choice**—the federally-designated Choice Neighborhood Plan Area (includes portions of St. Louis Place, Old North St. Louis, Carr Square, Columbus Square, and Downtown)
- **Southeast (proposed)**—Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant neighborhoods

Refer to **Exhibit D: Neighborhood Revitalization Strategy Area Boundaries HUD-Approved and Proposes** on the following page for target area locations and boundaries.

Furthermore, the City of St. Louis has made numerous investments in affordable housing development in specific geographic areas over the past five (5) years. These investments include property acquisition, demolition of derelict buildings, and financing incentives to clear the path for private development. Under this Consolidated Plan, the City of St. Louis will give preference to proposals for housing development and investment that are either located within or in close proximity to locations of existing City investment, when evaluating said proposals.

Notice of Funding Availability - June 11, 2018
Issued by the Community Development Administration (CDA) of the City of St. Louis



Consolidated Plan Objectives & Outcomes

This Consolidated Plan directs federal formula block grant funding to advance the City of St. Louis' community development priorities. These priorities encompass the objectives and outcomes of ensuring the availability, accessibility, affordability, and sustainability of quality housing, suitable living environments, and economic opportunities for all citizens. Furthermore, the community development priorities seek to advance the goals of the *City of St. Louis Sustainability Plan* while operating within the unique challenges of St. Louis' housing markets, built environment, and socio-economic demographics.

Funds for the 2020 through 2024 program years will be allocated among the following objectives and outcomes established by HUD through the CPD Outcome Performance Measurement System. These objectives and outcomes are detailed in the body of this Consolidated Plan.

Decent, Affordable Housing: Availability & Accessibility

In order to ensure that low- to moderate-income households have access to quality, safe, and sanitary housing through direct housing related services and/or the creation and rehabilitation of housing units, program funds under this Consolidated Plan will be invested to:

- Rehabilitate existing affordable rental and for-sale housing units to improve the quality of life for low- to moderate-income households, revitalize neighborhood urban fabric and housing markets, and enhance city-wide sustainability through high-quality, safe, energy efficient and sanitary housing that is rehabilitated using sustainable construction means and methods.
- Produce new affordable rental and for-sale housing units to catalyze neighborhood revitalization and private investment, enhance the image and marketability of neighborhoods, improve the quality of life for low- to moderate-income households, and enhance city-wide sustainability through high-quality, energy efficient housing that is built using sustainable construction means and methods .
- Provide fair housing services, including education, counseling, investigation, and enforcement of fair housing laws. Conduct street outreach and homelessness prevention services to reduce point-in-time (PIT) homelessness counts and connect homeless and at-risk of homelessness populations to supportive services, including emergency shelter, rapid rehousing, health and behavioral health services, and mortgage and rental assistance.
- Conduct street outreach and homelessness prevention services to reduce point-in-time (PIT) homelessness counts and connect homeless and at-risk of homelessness populations to supportive services, including emergency shelter, rapid rehousing, health and behavioral health services, and mortgage and rental assistance.
- Provide rapid re-housing services, permanent supportive housing, and emergency shelter for homeless populations.
- Provide housing information and supportive services to assist low- and moderate-income households that include persons with HIV/AIDS with access to quality housing
- Provide housing, facility-based housing assistance, supportive and housing information services, including gaining access to quality housing, to low and moderate income households, including those persons living with HIV/AIDS.
- Provide permanent housing placement in the form of security deposits for eligible clients living with HIV/AIDS.

Suitable Living Environment: Availability & Accessibility

To improve the quality and character of St. Louis' neighborhoods, improve property values, and enhance accessibility and walkability for low- and moderate-income households, program funds under this Consolidated Plan will be invested to:

- Rehabilitate existing market-rate rental and for-sale housing units and develop new market-rate rental and for-sale housing units to catalyze neighborhood revitalization and private investment, enhance the image and marketability of neighborhoods, and enhance city-wide sustainability through high-quality, energy efficient housing that is built using sustainable construction means and methods .
- Repair streets and sidewalks to improve accessibility, walkability, and bike-ability for low- to moderate-income households and neighborhoods.
- Clean up and beautify neighborhoods that are predominantly low- to moderate-income by removing trash and debris, cutting and maintaining vacant and abandoned properties, improving neighborhood landscaping in public spaces, and enhancing code enforcement and enforcement of ordinances against illegal dumping and other nuisance behavior.
- Expand public safety and crime prevention activities, including improved street and pedestrian lighting (where possible) and the funding of crime prevention initiatives

Economic Opportunities: Availability & Accessibility

In order to ensure that low- to moderate-income households gain or retain access to economic opportunities, program funds under this Consolidated Plan will be invested to:

- Provide financial literacy and financial counseling services to households to educate and assist low- to moderate-income individuals with household budgeting, educational and retirement savings, household financial management, credit, and provide incentives for the establishment and use of accounts at financial institutions.
- Expand job training and placement assistance programs to provide low- to moderate-income individuals with the skills and tools needed to enter the or advance in the job market, including vocational training, computer literacy, GED attainment, and resume writing and interview training.
- Provide capacity building for "Section 3," minority and women-owned contractors, including education, training, and technical assistance.

Decent, Affordable Housing: Affordability

In order to enhance the affordability of high quality, safe, and sanitary housing for low- to moderate-income households, program funds under this Consolidated Plan will be invested to:

- Provide assistance programs to low- to moderate-income homebuyers, including down-payment assistance, closing cost assistance, forgivable and deferred-payment loans, and homebuyer education and counseling programs to help households acquire high-quality, safe, energy efficient and sustainable housing.
- Provide rental housing deposit assistance for security deposits and first and last month rents for low- to moderate-income households

Suitable Living Environment: Affordability

In order to provide access to affordable community assets and neighborhood services, program funds under this Consolidated Plan will be invested to:

- Provide early childhood education programs that allow low- to moderate-income parents to retain employment, attend school, and/or enroll in job training programs.
- Provide low- and moderate income residents with access to health services, mental health counseling, nutrition services, public health nursing and quality health education that will support informed decisions in risk reduction behaviors.
- Provide access to quality food, including fresh meat and produce, to low- to moderate-income households in geographic areas that are currently underserved by supermarkets and full-service grocers.
- Provide supportive services for ex-offenders re-entering society, including family counseling, parental support programs, education and job training, and employment opportunities.
- Provide opportunities for enrichment for low- and moderate-income youth, including at-risk youth, by encouraging leadership skills and providing after-school educational, recreational and mentoring opportunities to help youth participants develop the skills needed to achieve personal, educational and future employment success.
- Provide opportunities to maintain and enhance the quality of life for the City's senior citizens through nutritional meals, transportation services, recreational services, outreach, health screenings, and nutrition education programs.

Economic Opportunities: Affordability

In order to incentivize the development and preservation of businesses that improve the financial health of the community, program funds under this Consolidated Plan will be invested to:

- Retain and/or create jobs for low-moderate income persons, encourage commercial and industrial development through direct financial assistance to private for-profit businesses, micro-enterprise assistance and development and the acquisition of commercial and other property by providing attractive project financing and suitable sites.
- Provide low-interest loans and grants to small businesses and micro-enterprises that would otherwise not be able to afford the capital to start or expand their operations.

Decent, Affordable Housing: Sustainability

In order to ensure that all residents of City of St. Louis can sustain decent, safe, and affordable housing, , program funds under this Consolidated Plan will be invested to:

- Provide home repair services, including emergency code-related repair, lead hazard mitigation, minor home repair, safety and security improvements, energy and weatherization improvement, and accessibility modifications for low- to moderate-income households, including elderly homeowners and homeowners and renters with disabilities.

Suitable Living Environment: Sustainability

In order to facilitate on-going community reinvestment and revitalization in low- to moderate-income neighborhoods, program funds under this Consolidated Plan will be invested to:

- Conduct neighborhood planning to prepare for and facilitate sustainable development, neighborhood improvement, and revitalization of low- to moderate-income communities.

- Provide landlord training assistance programs to educate landlords on legal requirements and responsibilities, build capacity among landlords, assist with tenant screening, mitigate nuisance behavior and property issues, and ensure that rental properties are an asset to their neighborhoods.
- Provide resident leadership training and development to increase civic participation of residents and build capacity in neighborhood associations and community-based development organizations (CBDs).

Economic Opportunities: Sustainability

In order to facilitate the development of vibrant and accessible business districts and corridors serving St. Louis neighborhoods, program funds under this Consolidated Plan will be invested to:

- Make façade enhancements and accessibility improvements in commercial areas. Façade program work includes a matching grant program for the enhancement and beautification of commercial storefronts. Accessibility improvements include assistance with accessible restrooms and entranceways. These improvements will focus on underutilized and obsolete commercial districts throughout the City of St. Louis serving low- to moderate-income residents, including neighborhood commercial districts and corridors.

Evaluation of Past Performance

The City of St. Louis 2015-2019 Consolidated Plan identifies 52 Goals. One of these goals—the Housing Goal of Rental Housing Deposit Assistance—however was given a stated goal of zero (0) households. Based on Consolidated Annual Performance and Evaluation Reports from 2015-2018, the City has a high level of past performance, achieving 70% or more of its objectives in 42 of the 52 Goals, and sometimes far exceeding objectives.

The ten (10) cases where the goals have not yet been met are Public Services: Elderly Services (63% completed); Public Services: Job Training (36% completed); Housing Goals: Minor Home Repair (68% completed); Housing Goals: Affordable Rental Housing, New Construction (37% complete); Housing Goals: Affordable For-Sale Housing, Rehab (34% completed); Homeless Goals: Homeless Prevention (26% complete); Non-Housing Homeless Special Needs: Tenant-Based Rental Assistance for People with AIDS (39% complete); Non-Housing Homeless Special Needs: Facility-Based Housing for People with AIDS (65% completed); Economic Development: Business Development (27% completed); Economic Development: Business Attraction/Financial Incentives: Food Access (0% complete); and Public Facilities: Early Childhood Education Centers (0% complete).

The following section describes the City's goals and progress toward those goals as of the end of 2018 for each of the CDBG, HOME, ESG, and HOPWA objectives identified in the 2015-2019 Consolidated Plan.

Public Services

There are sixteen (16) Five-Year Public Services Outcome Goals in the 2015-2019 Consolidated Plan.

The City is meeting or exceeding twelve (12) of these Five-Year Outcome Goals in the first four years (2015-2018):

1. Child Care
2. Crime Prevention
3. Energy Conservation
4. Fair Housing
5. Financial Literacy/Financial Counseling
6. Food Access
7. Health
8. Landlord Training
9. Neighborhood Clean-Up and Beautification
10. Offender Re-entry Services
11. Resident Leadership Training & Development
12. Youth.

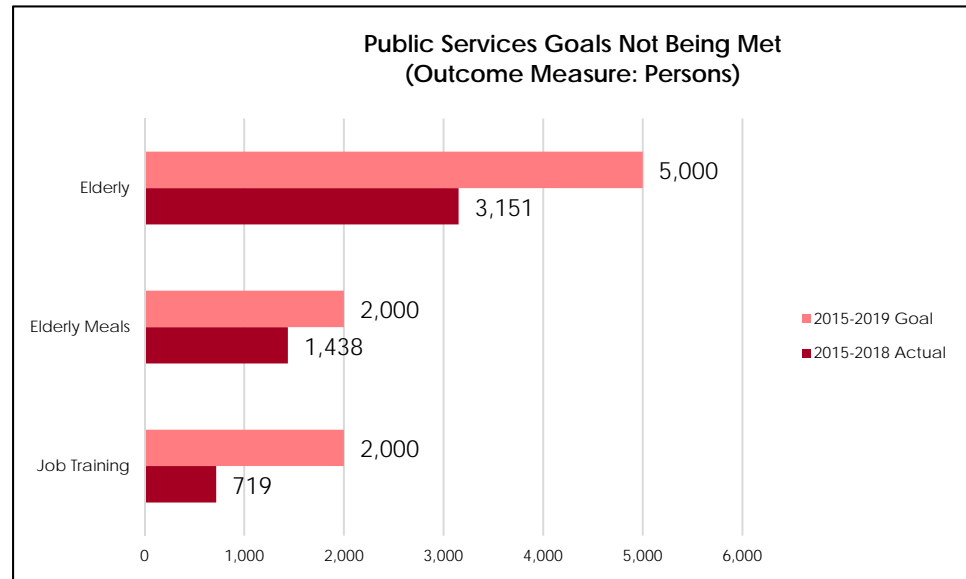
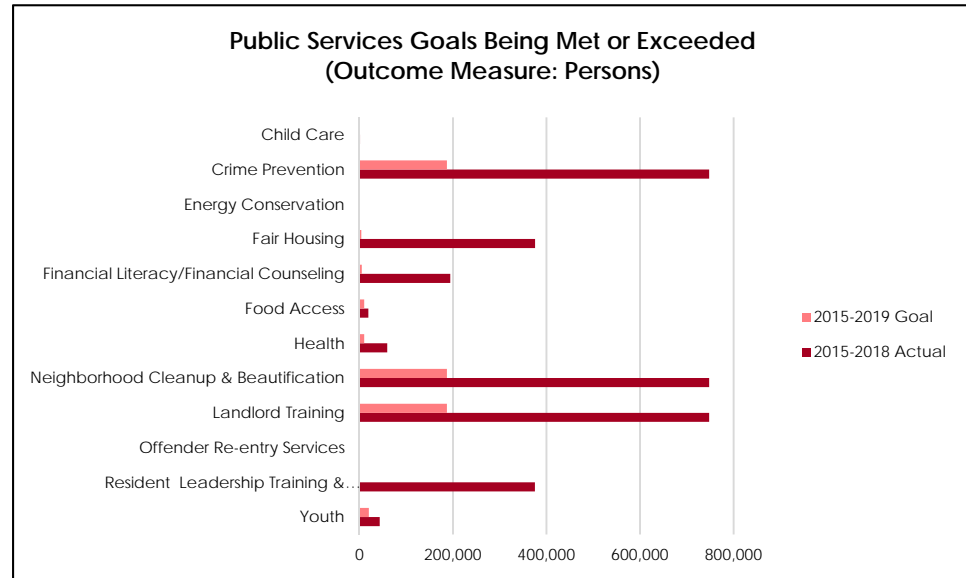
One Five-Year Public Services Outcome Goal established in the Consolidated Plan—Homeless Prevention-Rapid Re-Housing—was duplicated under Homeless Services and all Outcomes were reported under Homeless Services.

Three activities are falling short of their Five-Year Outcome Goals:

1. Elderly Services was at 63%,
2. Elderly Meals was at 72%, and
3. Job Training was at 36%

These figures are as of the end of 2018, when they would be expected to be at 80% of their Five-Year Outcome Goals.

Three (3) of the Five-Year Public Services Outcome Goals—Crime Prevention, Landlord Training, and Neighborhood Clean-up and Beautification—were set using the presumption that they served



the entire low-moderate income population of the City, or 186,945 people. When reported each year for four years, the Outcomes total as 747,780 persons (4 x 186,945).

Two (2) of the Five-Year Public Services Outcome Goals—Fair Housing and Financial Literacy/Financial Counseling—were set at 4,000 persons and 5,000 persons, respectively, but the Outcome Goals and Outcome reporting for Fair Housing were changed in the 2017 and 2018 program years from reflecting actual persons served to a presumption that the activity served the entire low-moderate income population of the city, and the Outcome Goals and Outcome reporting for Financial Literacy/Financial Counseling were changed in the 2018 program year from reflecting actual persons served to a presumption that the activity served the entire low-moderate income population of the City:

Fair Housing	5-Year Con Plan	2015	2016	2017	2018	2015-2018
Outcome Goal	4,000	850	750	186,945	186,945	375,490
Actual		850	750	186,945	186,945	375,490

Financial Literacy/ Financial Counseling	5-Year Con Plan	2015	2016	2017	2018	2015-2018
Outcome Goal	5,000	0	3,400	1,134	186,945	191,479
Actual		3,875	3,400	1,134	186,945	195,354

Interim Assistance

The one Five-Year Interim Assistance Outcome Goal in the 2015-2019 Consolidated Plan was being met as of the end of 2018. This Five-Year Outcome Goal was also set using the presumption that the activity serves the entire low-moderate income population of the City, or 186,945 persons, but adding the Outcome reporting of that number each year for four years from 2015-2018 yields 747,780. Using that reporting method, a fifth year will bring the total to 934,725.

Housing

There are eleven (11) Five-Year Housing Outcome Goals in the 2015-2019 Consolidated Plan, one of which however, Rental Housing Deposit Assistance, was given a stated Five-Year Outcome Goal of zero (0) households:

1. Homebuyer Assistance
2. Healthy Home Repair
3. Minor Home Repair
4. Rental Housing Deposit Assistance (0)
5. Affordable Rental Housing Development-Rehab
6. Affordable Rental Housing Development-New Construction
7. Affordable For-Sale Housing Development-Rehab
8. Affordable For-Sale Housing Development-New Construction

9. Demolition of Derelict Buildings
10. Strategic Site Acquisition/Assembly
11. Housing Rehab Administration

Of the remaining ten (10 Five-Year Housing Outcome Goals, the Outcome Measure for three (3) of them is Households:

1. Homebuyer Assistance
2. Healthy Home Repair
3. Minor Home Repair

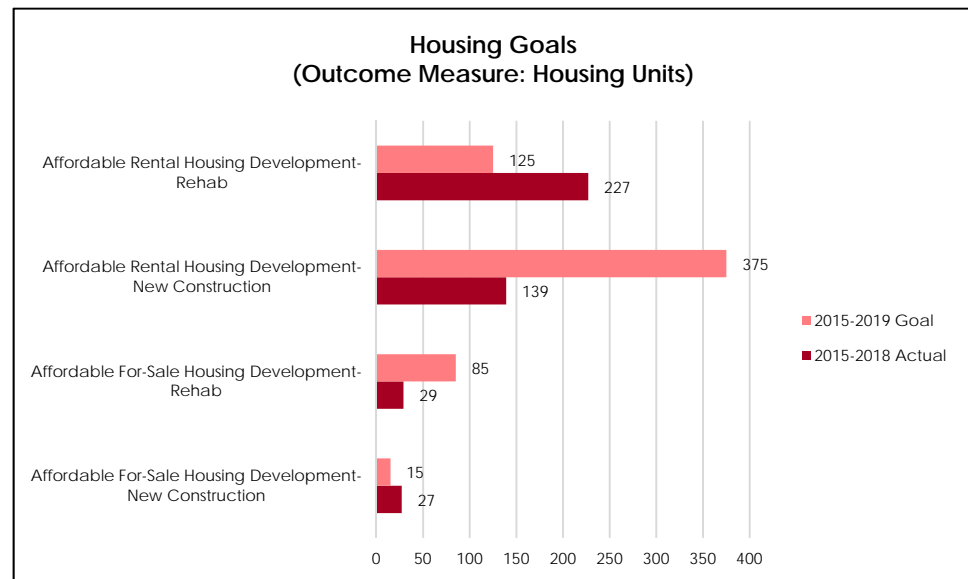
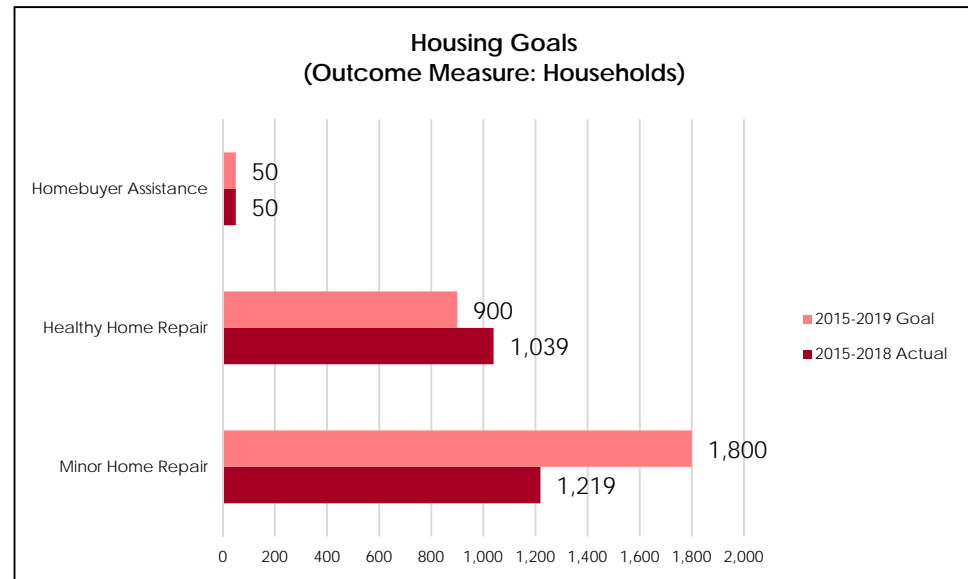
Two of these, Homebuyer Assistance and Healthy Home Repair, are meeting or exceeding their Five-Year Outcome Goals. The third, Minor Home Repair, was at 68% of its Five-Year Outcome Goal at the end of 2018, when it would be expected to be at 80%.

The Outcome Measure for four (4) of the Five-Year Housing Outcome Goals is Housing Units:

1. Affordable Rental Housing Development-Rehab
2. Affordable Rental Housing Development-New Construction
3. Affordable For-Sale Housing Development-Rehab
4. Affordable For-Sale Housing Development-New Construction

Two of these—Affordable Rental Housing Development-Rehab and Affordable For-Sale Housing Development-New Construction—are meeting or exceeding their Five-Year Outcome Goals. The other two (2)—Affordable Rental Housing Development-New Construction and Affordable For-Sale Housing Development-Rehab—were at 37% and 34% of their Five-Year Outcome Goals at the end of 2018, respectively, when they would be expected to be at 80%.

It should be noted however, that when all Affordable Housing Development is viewed in combination, the City was at 70% of its Five-Year Outcome Goal as of the end of 2018, reporting 422



Housing Units out of a Five-Year Outcome Goal of 600 Housing Units.

With regard to the remaining three (3) Five-Year Housing Outcome Goals:

1. For Demolition of Derelict Buildings, the Five-Year Outcome Goal is ten (10) Buildings, but no Outcomes have been reported as of the end of 2018.
2. For Strategic Site Acquisition/Assembly, the Five-Year Outcome Goal is ten (10) Sites, but no Outcomes have been reported as of the end of 2018.
3. For Housing Rehab Administration, the Five-Year Outcome Goal is one (1) Organization—the City’s Community Development Administration. When reported as one (1) each year for four years, this Outcome totals to four (4) and a fifth year will make it total to five (5).

Homeless

There are six (6) Five-Year Homeless Outcome Goals in the 2015-2019 Consolidated Plan:

1. Rapid Re-Housing
2. Shelter
3. Street Outreach
4. Homeless Prevention
5. HMIS
6. Homeless Services Program Administration

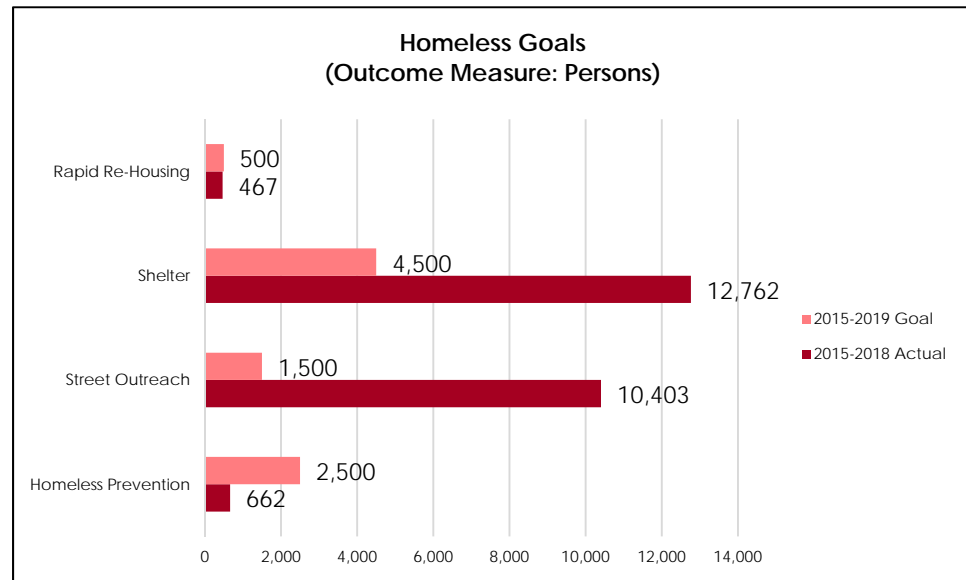
The Outcome Measure for the first four (4) of these—Rapid Re-Housing, Shelter, Street Outreach, and Homeless Prevention, is Persons.

Three (3) of these—Rapid Re-Housing, Shelter, and Street Outreach—are meeting or exceeding their Five-Year Outcome Goals. The fourth, Homeless Prevention, was at 26% of its Five-Year Outcome Goal at the end of 2018, when it would be expected to be at 80%.

With regard to the remaining two (2) Five-Year Homeless Outcome Goals:

1. For HMIS, the Five-Year Outcome Goal is one (1) Information System. When reported as one (1) each year for four years, this Outcome totals to four (4) and a fifth year will make it total to five (5).
2. For Homeless Services Program Administration, the Five-Year Outcome Goal is one (1) Organization—the City’s Department of Human Services. When reported as one (1) each year for four years, this Outcome totals to four (4) and a fifth year will make it total to five (5).

One additional type of Homeless activity was included in the 2018 Annual Action Plan and reported on in the 2018 CAPER that does not appear in the 2015-2019 Consolidated Plan: Permanent Supportive Housing. The 2018 Annual Plan set a Permanent Supportive Housing Outcome Goal of 30 Persons and the 2018 CAPER reported 35 Persons assisted by this activity.



Housing: Non-Housing Homeless Special Needs

There are six (6) Five-Year Housing: Non-Housing Homeless Special Needs Outcome Goals in the 2015-2019 Consolidated Plan:

1. Supportive Services for People with HIV/AIDS
2. Tenant-Based Rental Assistance for People with HIV/AIDS
3. Short-Term Rent, Mortgage & Utility Payments for People with HIV/AIDS
4. Housing Information Services for People with HIV/AIDS
5. Facility-Based Housing for People with HIV/AIDS
6. Grantee Administration

The Outcome Measure for the first five (5) of these is Persons.

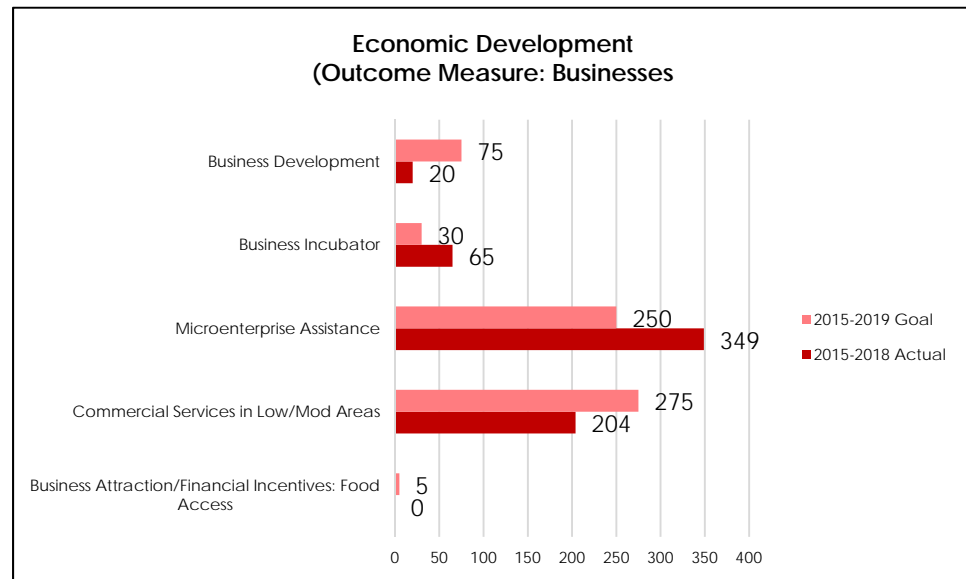
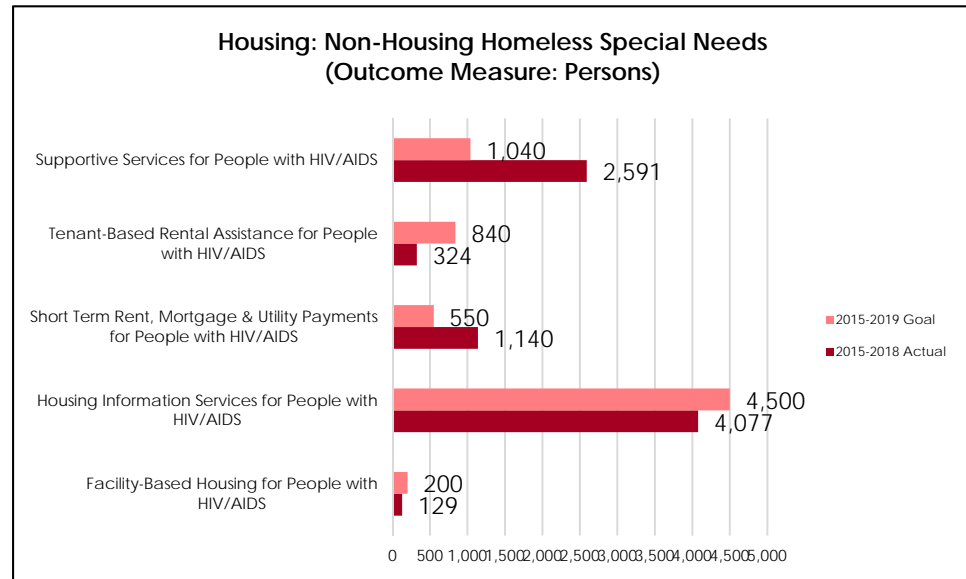
Three (3) of these—Supportive Services, Short-Term Rent, Mortgage & Utility Payments, and Housing Information Services for People with HIV/AIDS—are meeting or exceeding their Five-Year Outcome Goals. The other two (2) — Tenant-Based Rental Assistance and Facility-Based Housing for People with HIV/AIDS—were at 39% and 65% of their Five-Year Outcome Goals at the end of 2018, respectively, when they would be expected to be at 80%.

With regard to the remaining Five-Year Housing: Non-Housing Homeless Outcome Goal, Grantee Administration, the Five-Year Outcome Goal is one (1) Organization—the City's Department of Health and Hospitals. When reported as one (1) each year for four years, this Outcome totals to four (4) and a fifth year will make it total to five (5).

Economic Development

There are five (5) Five-Year Economic Development Outcome Goals in the 2015-2019 Consolidated Plan:

1. Business Development
2. Business Incubator
3. Microenterprise Assistance
4. Commercial Services in Low/Mod Areas
5. Business Attraction/Financial Incentives: Food Access



One (1) of these, Business Development, has Jobs as an Outcome Measure. Business Development was at 7% of this Five-Year Outcome Goal at the end of 2018, when it would be expected to be at 80%.

Another, Commercial Services for Low/Mod Areas, has Households as an Outcome Measure. Commercial Services for Low/Mod Areas did not report on this Outcome Measure from 2015-2018.

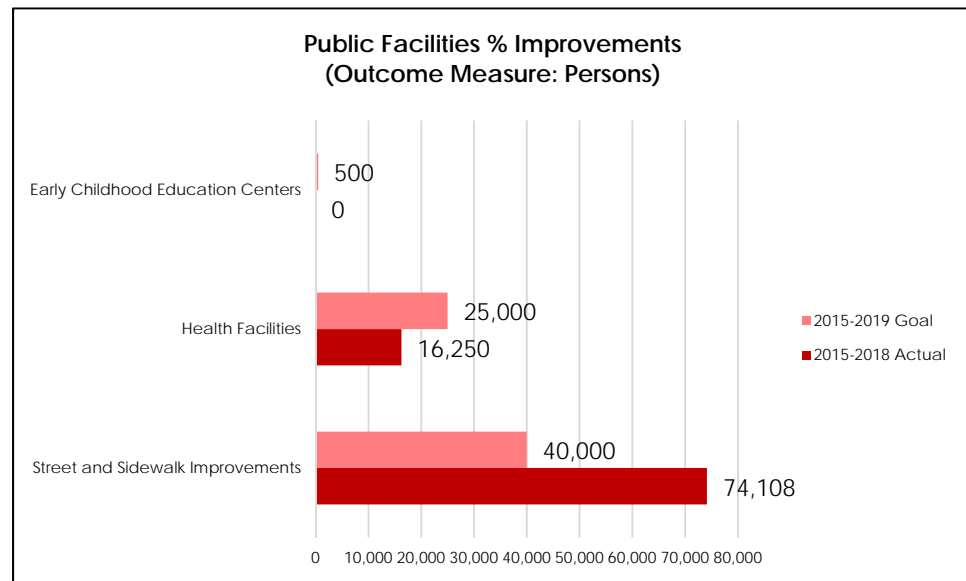
All five (5) have Businesses as an Outcome Measure; of the five (5), two (2)—Business Incubator and Microenterprise Assistance—are meeting or exceeding their Five-Year Outcome Goals. The remaining (3)—Businesses Development, Commercial Services for Low/Mod Areas, and Business Attraction/Financial Incentives: Food Access—were at 27%, 74% and 0% of their Five-Year Outcome Goal as of the end of 2018, when they would be expected to be at 80%.

Public Facilities and Improvements

There are three (3) Five-Year Public Facilities and Improvements Outcome Goals in the 2015-2019 Consolidated Plan:

1. Early Childhood Education Centers
2. Health Facilities
3. Street and Sidewalk Improvements

All three (3) have Persons as an Outcome Measure. The number of persons reported as an Outcome Measure was based on Area Benefit (the number of low-moderate income people living in the service area of the public facility constructed or improved). Of the three (3), one (1), Street and Sidewalk Improvements, is meeting or exceeding its Five-Year Outcome Goal. The other two (2)—Early Childhood Education Centers and Health Facilities—were at 0% and 65% of their Five-Year Outcome Goal as of the end of 2018, when they would be expected to be at 80%.



Eight (8) Public Facilities and Improvements projects that were not Early Childhood Education Centers, Health Facilities or Street and Sidewalk Improvements had expenditures reported from 2015—2018. The 2016 and 2018 Annual Action Plans set Outcome Goals for unidentified types of Public Facilities and Improvements of 22,305 Persons and 14,627 Persons, respectively, and an Outcome Measure of 64,534 Persons benefitting from unidentified types of Public Facilities and Improvements was reported in the 2016 CAPER.

Planning and Administration

There are four (4) Five-Year Planning and Administration Outcome Goals in the 2015-2019 Consolidated Plan:

1. Administration

2. Administration-Economic Development
3. Planning
4. Planning: Federal Grant Application

The Five-Year Outcome Goal for each is one (1) Organization. When the Outcome Measures were reported for the first three (3), Administration, Administration Economic Development, and Planning, they were reported as one (1) each year for four years, so each Outcome totals to four (4) and a fifth year will make them total to five (5).

Citizen Participation & Public Engagement Process

For the development of this Consolidated Plan, citizen participation and public engagement were employed as an integral part of the needs assessment and priority-setting process. The public engagement process has engaged City residents and staff from community-based development organizations (CBDOs) and other institutions that administer community and economic development programs from the very beginning of the Consolidated Plan process.

In order to ensure meaningful and comprehensive public participation, the Community Development Administration and the consultant team developed a citizen participation and public engagement plan to achieve the following three objectives:

- Utilize the capacity and established networks of the Community Builders Network of St. Louis (CBN) and other place-based community development agencies and organizations to maximize the impact of public outreach and engagement efforts.
- Engage citizens and stakeholders from the earliest stages of the Consolidated Plan planning process to ensure that citizen input plays a central role in identifying plan priorities and developing plan goals and activities.
- Establish and achieve a statistically-relevant target for public engagement contacts that accurately represents geographic and demographic similarities and differences throughout the City of St. Louis.

These objectives were achieved through the following citizen participation and public engagement initiatives: 1) Geographic Focus Group Meetings; 2) City-wide Public Meetings; 3) Theme-based Follow-up Focus Group Meetings; 4) Public Hearings; and 5) other public and stakeholder engagement activities.

In order to facilitate citizen and stakeholder involvement from throughout the entire City, the City of St. Louis was divided into five (5) geographic public engagement areas by neighborhood boundary (refer to the Public Engagement Area Map on the following page). These public engagement areas were used to target focus group and public meetings to provide convenient locations for all residents. In addition, they allowed for a comparative analysis of issues and priorities by geography.

This approach is consistent with the citizen participation and public engagement process employed for the development of the previous 2015 – 2019 Consolidated Plan and 2015 Annual Action Plan. By engaging citizens and stakeholder groups in the beginning, the data-driven process of identifying City-wide needs and establishing community development priorities has been enriched with the experiential input of service providers who administer these programs and the residents that these programs benefit.

Public Engagement Areas

Geographic Focus Groups Meetings

This process began with a series of five (5) Geographic Focus Group Meetings held in each of the public engagement areas. Focus groups were comprised primarily of key staff from CBDOs and private community service providers—people who are administering programs “on the ground” on a day-to-day basis—who operate within a given geographic public engagement area. The purpose of these meetings was to solicit a representative “expert opinion” on geographically-based community needs and development priorities and begin to identify specific strategies and actions to address these needs. Strategies identified are applicable to both the given geographic public engagement area and the City of St. Louis as a whole.

Geographic Focus Group Meetings were held on the following dates at the locations listed below:

- **Geographic Focus Group Meeting #1 – South Side**
Habitat for Humanity ReStore; Wednesday, July 17, 2019: 9:00 AM
- **Geographic Focus Group Meeting #2 – South Central**
Park Central Development Corporation; Wednesday, July 17, 2019: 1:00 PM
- **Geographic Focus Group Meeting #3 – Near North Side/Riverview**
Crown Square; Thursday, July 18, 2019: 9:00 AM
- **Geographic Focus Group Meeting #4 – Downtown/Near South Side**
Community Development Administration; Thursday, July 18, 2019: 1:00 PM
- **Geographic Focus Group Meeting #5 – North Central**
Friendly Temple Midwest BankCentre; Wednesday, July 24, 2019: 9:00 AM

Refer to the public engagement area map on the following page for additional information.

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Public Meetings

Following completion of the Geographic Focus Group meetings, the City of St. Louis and consultant team conducted open Public Meetings at four (4) different locations throughout the City. The purpose of these meetings was to present draft strategies and actions identified in the focus group meetings, collect public feedback on community needs and priorities, and generate ideas for additional strategies and actions. Quantitative and qualitative citizen feedback was keyed to geographic public engagement areas through attendee demographic polling (including the public engagement area and specific City of St. Louis Neighborhood where attendees live).

Public Meetings were held on the following dates and times at the locations listed below:

- **Public Meeting #1**
Thomas Dunn Educational Center at Marquette Park
Wednesday, August 7, 2019: 6:00 PM
- **Public Meeting #2**
St. Louis Association of Community Organizations (SLACO)
Monday, August 12, 2019: 6:00 PM
- **Public Meeting #3**
University of Missouri-St. Louis (UMSL) @ Grand Center
Wednesday, August 14, 2019: 6:00 PM
- **Public Meeting #4**
O'Fallon Park Recreation Complex
Thursday, August 15, 2019: 6:00 PM

Theme-Based Follow-Up Focus Group Meetings

Utilizing the community development priorities, strategies, and proposed activities collected from the public meetings, the City of St. Louis and consultant team conducted two (2) theme-based follow-up focus group meetings with identified community service providers and city-wide stakeholders. The purpose of these theme-based follow-up focus group meetings was three-fold: 1) first, to identify existing gaps and opportunities for improvement as identified by day-to-day service providers; 2) second, to identify potential implementers of Consolidated Plan strategies and actions; and 3) finally, to help build capacity and networks of existing service providers around identified priority activities in the City of St. Louis. Theme-based follow-up focus group meetings were held on the following topics: 1) Continuum of Care services and 2) housing and neighborhood development. Both meetings were held on Thursday, September 5, 2019 at the Habitat for Humanity ReStore.

Public Hearing

The Community Development Administration conducted one (1) public hearing and will conduct a 30-day citizen comment period for the 2020-2024 City of St. Louis Consolidated Plan and 2020 Annual Action Plan during this Consolidated Plan planning process:

- **Public Hearing**
2020 CDBG RFP and 2020-2024 Consolidated Plan and 2020 Annual Action Plan Public Hearing
Community Development Administration
Monday, August 26, 2019: 1:00 PM
- **Scheduled 30-Day Comment Period**
Monday, October 14 through Monday, Thursday, November 14, 2019

Other Public & Stakeholder Engagement Activities

In addition to the primary public engagement activities described above, this Consolidated Plan was developed with numerous on-going and supplemental public and stakeholder engagement initiatives and events. These initiatives included:

- EGRAMS Training and CDBG RFP Workshop (Thursday, August 1, 2019: 1:30 PM to 3:30 PM)
- CDBG Sub recipient Capacity Building Training (Friday, August 2, 2019: 10:00 AM to 12:00 PM; Monday, August 5, 2019: 1:00 PM to 3:00 PM; and Tuesday, August 6, 2019: 10:00 AM to 12:00 PM)
- Board of Aldermen Consolidated Plan Briefing Session (Friday, August 23, 2019: 9:00 AM to 11:00 AM)
- Consolidated Plan Community Survey (Continual, July 16 through August 31, 2019)

Public Engagement Summary

Citizen participation has played an important and integral role in the development of the 2020-2024 Consolidated Plan. By establishing and executing a comprehensive, geographically-based public engagement plan to engage targeted stakeholder groups and citizens-at-large, the Community Development Administration and the consultant team were able to collect detailed and statistically-relevant feedback from the outset of the planning process. This feedback played a critical role in assisting CDA and the consultant team in identifying community development priorities and plan goals from the data analyzed in the needs assessment process.

Overall, Consolidated Plan public meeting participants and survey respondents desired safer, clean, and beautiful neighborhoods, improved access to quality affordable housing, more job and economic development opportunities, and improved streets and sidewalks. Their desires, as well as expert knowledge from focus groups, the Community Development Administration, the Planning and Urban Design Agency, the Department of Health, the Department of Human Services, and the Saint Louis Housing Authority, have shaped the priority recommendations and goals found within this Consolidated Plan.

The public engagement process for this Consolidated Plan engaged 27 unique City of St. Louis stakeholders in the geographic focus group meetings and 63 unique City households in the public meetings, for a total of 90 residents and stakeholders in facilitated public engagement events. In addition to these contact points, an additional 14 organizational representatives provided feedback during the theme-based follow-up focus group meetings. Finally, 381 unique households responded to the web-based Consolidated Plan community survey between July 19 and August 30, 2019. This results in a total of 485 City

residents and stakeholders who were involved in this Consolidated Plan process. The public engagement participants in the 2020-2024 Consolidated Plan planning process represent two-and-a-half times the established public engagement target of 190 unique households necessary to secure a statistically-valid result. Therefore, the Community Development Administration and Board of Aldermen can be assured that citizen participation accurately represents the needs and desires of the entire City of St. Louis community.

Summary of Public Comments

Public comments on the 2020-2024 City of St. Louis Consolidated Plan were collected through three primary citizen participation activities: City-wide Public Meetings, the Consolidated Plan Community Survey, and Public Hearings. Quantitative public feedback gathered through the Public Meetings and Community Surveys were used to identify community priorities and plan goals.

Both Geographic Focus Group attendees and Public meeting attendees were able to rank a series of eight (8) priority activity areas that correlate to federal formula block grant eligible activities. Geographic Focus Group responses prioritizing these desired improvements are as follows:

- Housing Quality & Quantity (22.78%)
- Neighborhood Improvement (18.99%)
- Economic Development (17.72%)
- Public Services (13.92%)
- Infrastructure (10.13%)
- Homeless Needs (7.59%)
- Non-Homeless Special Needs (5.06%)
- Public Facilities (3.80%)

Public Meeting attendee responses prioritizing these desired improvements are as follows:

- Neighborhood Improvement (22.49%)
- Housing Quality & Quantity (21.30%)
- Economic Development (18.34%)
- Homeless Needs (13.02%)
- Public Services (9.47%)
- Infrastructure (6.51%)
- Non-Homeless Special Needs (4.73%)
- Public Facilities (4.14%)

However, stakeholders in meetings held in different parts of the city ranked these somewhat differently. At the two meetings held in the north part of the city, the top three priorities were Neighborhood Improvement, Housing Quality and Quantity, and Economic Development. By contrast, stakeholders attending the meeting held in the south part of the city ranked Housing Quality and Quantity, Homeless Needs, and Non-Homeless Special Needs as their top three priorities. Furthermore, stakeholders attending the meeting held in center of the city ranked Housing Quality and Quantity, Homeless Needs, and Neighborhood Improvement as their top three priorities,

Public Meeting #2 (held at 5888 Plymouth/1150 Hamilton)

- **Neighborhood Improvement (24.2%)**
- **Housing Quality and Quantity (15.2%)**
- **Economic Development (21.2%)**
- Public Services (9.1%)
- Infrastructure (9.1%)
- Homeless Needs (12.1%)
- Non-Homeless Special Needs (3.0%)
- Public Facilities (6.1%)

Public Meeting #4 (held at O'Fallon Park Rec Plex)

- **Neighborhood Improvement (28.6%)**
- **Housing Quality and Quantity (24.3%)**
- **Economic Development (22.9%)**
- Public Services (7.1%)
- Infrastructure (10.0%)
- Homeless Needs (7.1%)
- Non-Homeless Special Needs (0.0%)
- Public Facilities (0.0%)

Public Meeting #1 (held at 31113 Gasconade)

- Neighborhood Improvement (11.1%)
- **Housing Quality and Quantity (22.2%)**
- Economic Development (5.6%)
- Public Services (11.1%)

Public Meeting #3 (held at 3651 Olive St.)

- **Neighborhood Improvement (16.7%)**
- **Housing Quality and Quantity (20.8%)**
- Economic Development (14.6%)
- Public Services (12.5%)

- Infrastructure (0.0%)
- **Homeless Needs (22.2%)**
- **Non-Homeless Special Needs (22.2%)**
- Public Facilities (5.6%)

- Infrastructure (2.1%)
- **Homeless Needs (18.6%)**
- Non-Homeless Special Needs (6.3%)
- Public Facilities (8.3%)

The top three (3) community development priorities among *both focus groups and public meeting attendees*, as ranked by all 90 participants, are as follows:

- Housing Quality and Quantity (22%)
- Neighborhood Improvements (20%)
- Economic Development (18%)

2020-2024 Consolidated Plan & and 2020 Community Development Block Grant RFP Public Hearing Summary of Public Comments

Two comments were received at the Public Hearing and both were questions:

Question: In the different types for funding that are available that was described, is there a certain time of year that each one of those are offered or can you do any of them, at any point or time of the year?

Answer: Generally, in the Community Development Block Grant and HOME programs, which are the two largest programs, there is a Request for Proposals that CDA puts out that basically outlines the types of programs they are looking to fund, then solicit proposals from non-profit organizations to carry out those services and that RFP is actually out now. The deadline for this RFP is August 30, 2019.

Question: Is this not the HOME funding?

Answer: The HOME funding is generally used in housing development financing. That would be a notice done later, probably after the first of the year. But if it is a program that will be delivered in 2020, that's what is out there now.

2020-2024 Consolidated Plan Public Meeting #1 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were housing quality and quantity, homeless needs, and non-homeless special needs. During facilitated discussion, participants expressed a desire for increased neighborhood clean-up, with a focus on illegal dumping activity, over-flowing trash containers in alley ways, and litter within neighborhoods. Additionally, participants indicated that greater behavioral health services and community policing programs were warranted. Finally, a faster and more effective response to derelict buildings and nuisance properties is desired. Participants indicated that the development of affordable rental housing needs to be more of a priority, as does increasing the amount of assistance available to reduce the huge wait lists for housing subsidies. Wrap-around services are need for permanent supportive housing, and the home repair programs need increased funding to reduce long waiting lists, particularly because many of the applicants may be seniors who live on a fixed income.

Participants expressed concern about the lack of adequate homeless shelters and desired to see a more proactive approach to homeless prevention through programs that target those at risk of becoming homeless, such as ex-offenders. As for non-homeless special needs, participants saw a need for increased mental health services, substance abuse services, and services for people with physical impairments.

2020-2024 Consolidated Plan Public Meeting #2 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were neighborhood improvement, economic development, and housing quality and quantity. During facilitated discussion, participants cited over-flowing dumpsters and illegal dumping activities as problems that they wished to see addressed. Participants indicated a desire for neighborhood planning and community organizing and engagement. Specific examples of desired neighborhood improvements include the installation of speed humps, installation of improved lighting, and the beautification of utility boxes through community art projects. Programs aimed at attraction and retention of quality businesses are needed, along with campaigns to raise awareness of available resources. Participants felt that there is a shortage of quality affordable housing, with huge waiting lists for rental housing subsidies and a limited supply of housing options for larger families. Predatory landlords and the prevalence of substandard housing compound the housing shortage, and participants expressed a strong desire for increased enforcement of building codes.

2020-2024 Consolidated Plan Public Meeting #3 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were housing quality and quantity, neighborhood improvement, and homeless needs. During facilitated discussion, some participants commented that city services were not evenly distributed throughout the city. Participants felt that neighborhood improvement needs to happen in the northern areas of the city, and that greater attention to vacant properties, which attract problems, is needed. Participants expressed a desire for greater enforcement of property maintenance standards, including regular mowing of grass. There is a greater need for street trashcans. In the opinion of some participants, city workers and contractors do low quality work, which hinders neighborhood improvement. Overall, participants felt that there is a lack of affordable housing, particularly for larger families. Many residents cannot afford home maintenance; this is especially true for seniors, who would benefit from less burdensome application requirements. In terms of homeless needs, meeting participants wished to see increased support for emergency services, drop-in facilities, winter and heat wave outreach, and day services. Participants indicated that shelter space is inadequate and should not only be increased, but should be designed to serve various groups with specific needs, such as transgender individuals, victims of domestic violence, sex workers, and women with children.

2020-2024 Consolidated Plan Public Meeting #4 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were neighborhood improvement, housing quality and quantity, and economic development. During facilitated discussion, participants indicated support for building facade improvements, stating that "once it looks good, people take pride and support local businesses." Increased neighborhood clean-up was desired, with the suggestion of coordinated neighborhood clean-ups with city supplied dumpsters on a quarterly basis. Along with the clean-ups, greater neighborhood beautification programs, included installation of planters, trees, and community gardens, were desired. However, participants felt that these programs need ongoing city support to be successful. Participants indicated that Operation Brightside "used to be better" and expressed a desire for the program to be restored to previous levels. Participants

commented on the poor condition of alley ways and indicated that increased maintenance, clean-up, removal of overgrown vegetation, and additional lighting with motion detection for security should be a city priority. Trash and bulk pick-ups should be consistent. Participants noted the lack of quality affordable rental housing and the need for larger-scale development of both affordable for-sale and rental housing. Several comments were made about the prevalence of abandoned or neglected structures, which attracts nuisance behavior. Participants felt that the quality of rental housing was substandard, and greater enforcement of building codes should occur in order to force property owners to properly maintain their properties. Additional funding for programs that assist seniors and help them stay in their homes is desired. In terms of economic development, participants expressed a desire to see support for food entrepreneurship and incubators. Additional commercial development assistance is needed in north St. Louis, where major and minor retail is severely lacking. Support for small businesses, in the form of micro-enterprise assistance and small business loans and technical assistance, was cited as a priority.

2020-2024 Consolidated Plan Community Survey

There were three hundred eighty-one respondents to the online survey. Using the online survey platform, citizens were asked to respond to fourteen questions addressing varying aspects of the Consolidated plan. The survey is divided into three sections: Demographic Information; Housing and Service Quality Prevention and Effectiveness; and Priorities and Activities.

Residents feel that by and large, the housing quality in their neighborhoods is either good or very good, with the service quality representing more of a traditional bell curve. Few respondents addressed either question as being excellent in quality. They also feel strongly in agreement that the improvements needed should center around safety, physical street improvements, as well as more support for programs designed to aid youths, seniors, or the disabled.

When discussing priorities, residents felt very strongly that the three actions that the city should take to address housing inequality were home repair programs, the development of affordable housing, as well as landlord and renter education and training. To address the concerns around infrastructure, street and sidewalk repair was by a substantial margin the preferred activity, with close to eighty percent of residents supporting the approach. Improved street and pedestrian lighting also received a substantial amount of support, as did bike paths and bike lanes. To address homeless services, citizens strongly support services for mental health and / or substance abuse, as well as transitional to permanent housing services. Emergency shelters, transitional housing, as well as services for mothers and children received about twenty-five percent support each. When addressing economic development priorities, the responses were very evenly split between local neighborhood retail, small business loans, attraction, and retention of businesses, as well as job training and placement. "Big Box and anchor retail development assistance" should not be prioritized. Public facilities priorities were identified as being recreation and community centers, community health centers, and early childhood education centers. Offender re-entry and financial services were identified as actions to be taken to engage in non-homeless special needs. Code enforcement, demolition of derelict buildings, as well as neighborhood cleanups were identified as ways to address neighborhood improvement. Crime Prevention, Youth Services, and Early childhood services are the preferred options for public services, with crime being the top priority by a large margin. Healthcare and senior services also saw support at over twenty percent of respondents.

Summary of Public Comments Not Accepted

There are no public comments that have not been accepted at this time.

Conclusion

Through this Consolidated Plan, the City of St. Louis will direct a projected \$123 million of federal funding to ensure the availability, accessibility, affordability, and sustainability of high-quality housing, communities, and economic opportunities. These priorities and objectives have been closely coordinated with City-wide budget priorities, programs, and community development activities to leverage private investment and realize the maximum impact of each dollar spent.

In order to effectively serve the City of St. Louis and work within the City's existing market characteristics, this Consolidated Plan is data driven, with identified geographic target areas to maximize the impact and leverage potential of community development investments. Developed through four (4) public meetings, focus group engagement with 27 community stakeholders, and the input of over 485 residents of the City of St. Louis, the Community Development Administration is confident that the 2020-2024 Consolidated Plan represents the consensus needs and desires of the citizens of St. Louis, and will effectively serve the City's 308,626 residents, low- to moderate-income households, and numerous vibrant and unique neighborhoods and communities.

The City of St. Louis has an enviable record of past performance in achieving the goals set forth for its Consolidated Plan programs. The 2020-2024 Consolidated Plan builds upon that success with objectives that include the production of new affordable rental and for sale housing, homelessness outreach and prevention, improvement of public safety and community image, enhanced provision of social services, and coordinated economic development activities to improve access to jobs, community-supportive businesses, and sustainable economic empowerment for all citizens. Through successful fulfillment of this Consolidated Plan, the City of St. Louis will achieve real and lasting progress toward creation of a vibrant and sustainable future.

PR-05 Lead & Responsible Agencies

Lead & Responsible Agencies

Federal formula block grant funds available to the City of St. Louis are administered by three (3) key City departments. These are the Community Development Administration (CDA) (which administers the CDBG and HOME programs), the Department of Human Services (which administers the ESG program), and the Department of Health (which administers the HOPWA program).

Entity type and role for these three (3) entities are provided in the table below:

Agency Role	Participating Jurisdiction Name	Department/Agency
Lead Agency	City of St. Louis	Community Development Administration (CDA)
CDBG Administrator	City of St. Louis	Community Development Administration (CDA)
HOPWA Administrator	City of St. Louis	Department of Health
HOME Administrator	City of St. Louis	Community Development Administration (CDA)
ESG Administrator	City of St. Louis	Department of Human Services

TABLE 1 – RESPONSIBLE AGENCIES

Other City departments and quasi-governmental entities, such as the Planning and Urban Design Department, St. Louis Development Corporation, the City's Law Department, Comptroller's Office, Operation Brightside, and others help administer the funding and/or implement specific programs or projects identified in the Consolidated Plan.

In addition to the City departments described above, CDA issues Requests for Proposals (RFPs) to identify sub-recipient organizations to implement programs and projects identified in the Consolidated Plan s. These sub-recipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals. CDA also issues RFPs for non-profit and for-profit developers to undertake residential and commercial development projects using program financing to address the needs and priorities identified in the Consolidated Plan.

Consolidated Plan Public Contact Information

Questions and comments regarding the Consolidated Plan may be addressed to:

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Community Development Administration
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St. Louis, MO 63103
MoakM@stlouis-mo.gov

PR-10 Consultation

Introduction

While primary responsibility for the administration of Consolidated Plan funding resides with the three entities described in the previous section, Consolidated Plan-funded activities are carried out by numerous city departments and sub-recipient grantees. The knowledge, experience, and expertise of these partner organizations are critical in developing an effective and comprehensive Consolidated Plan that addresses the City's community development needs.

In addition to funding sub-recipients and other implementation partners, the City of St. Louis Consolidated Plan operates within the broader context of the full City government, a metropolitan planning organization, and various local, state, and federal agencies. These organizations operate under multiple overlapping jurisdictions with a variety of responsibilities that contribute to the goals of the Consolidated Plan. In order to ensure that Consolidated Plan activities maximize the impact and leverage potential of each federal dollar spent, it is critical that these organizations be brought to the table. In developing this Consolidated Plan, CDA and the consultant team consulted with over 40 individual agencies, groups, and organizations as described below.

Summary of Coordination Efforts

Coordination efforts with the agencies, organizations, and groups that participate in the implementation of activities and programs funded under this Consolidated Plan were comprised of four (4) major initiatives: 1) City departmental meetings and outreach; 2) geographic focus group meetings; 3) theme-based follow-up focus group meetings, and 4) a Board of Aldermen Consolidated Plan briefing session. A detailed description of each initiative is provided below:

City Departmental Meetings & Outreach

Throughout the Consolidated Plan planning process, the Community Development Administration interfaced regularly with City of St. Louis Departments responsible for the various components of plan administration and implementation. These departments, offices, and divisions include:

- City of St. Louis Budget Division (City annual budgeting)
- City of St. Louis Planning and Urban Design Agency (Planning, administration, and data management)
- City of St. Louis Building Division (Code enforcement and lead-based paint hazards)
- City of St. Louis Department of Human Services (Emergency Solutions Grants)
- City of St. Louis Department of Health (Housing opportunities for persons with HIV/AIDS and lead-based paint hazards)

- City of St. Louis Board of Aldermen
- City of St. Louis Office of the Mayor

While not a City department, CDA and the consultant team also met with the St. Louis Housing Authority, a municipal corporation responsible for all public housing activities in City of St. Louis. Interface with these departments, offices, divisions, and partners occurred through a mix of meetings, phone calls, conference calls, and email correspondence. The purpose of this outreach was to collect raw data for the Needs Analysis, collect departmental and organizational plans, activities, and priorities, and solicit review and feedback of draft Consolidated Plan materials.

Community Groups, Public Agencies, and Private Service Providers

The Community Development Administration and the consultant team also consulted with numerous community groups, public agencies, and private community services providers through focus group meetings (described in detail in section PR-15 Citizen Participation). Primary consultation with community groups and organizations occurred through five (5) Geographic Focus Group Meetings, comprised primarily of key staff from community-based development organizations (CBDOS) and other community organizations and CDBG sub-recipients. Coordination with public agencies and private community service providers occurred through two (2) theme-based follow-up focus group meetings (described in detail in section PR-15 Citizen Participation). The purpose of this coordination was to identify 1) programs and other initiatives that are currently in place to advance progress in a particular priority need area; 2) critical gaps in current program and service delivery that are compromising progress in this area; and 3) ways to address or resolve potential gaps with HUD funding for various activities.

Board of Aldermen Consolidated Plan Briefing Sessions

The Community Development Administration conducted a briefing session to consult with the Board of Aldermen and receive input and feedback on the 2020-2024 Consolidated Plan planning process. This briefing session was held on August 23, 2019. Its purpose was to update the Board of Aldermen with the public feedback gathered to date, demonstrate the public engagement process and the facilitation techniques used, outline the draft priorities and Consolidated Plan Goals, and obtain feedback from the Board of Aldermen on strategies for improving the process. Numerous representatives from the Board of Aldermen were in attendance.

Continuum of Care (CoC) – Coordination Activities

The Community Development Administration and consultant team met with 3 Continuum of Care (CoC) service providers in a theme-based focus group meeting. The purpose of this theme-based focus group meeting was three-fold: 1) first, to identify existing gaps and opportunities for improvement as identified by day-to-day service providers; 2) second, to identify potential implementers of Consolidated Plan strategies and actions; and 3) finally, to help build capacity and networks of existing service providers around identified priority activities in the City of St. Louis. Continuum of Care service providers who participated covered a wide range of program activities, including emergency shelter; temporary to permanent housing; housing and housing services providers; and special needs populations, including the chronically homeless, behavioral health and dual-diagnosis populations, disabled homeless, families with children, veterans, and unaccompanied youth. Organizational representatives identified key needs, programmatic priorities, and issues with past performance and funding as it pertains to Homeless Services and Housing: Non-Housing Homeless Special Needs. This feedback was used to develop priority needs and Consolidated Plan goals.

Continuum of Care (CoC) – Consultation Activities

Emergency Solutions Grant (ESG) funds are administered by the City of St. Louis Department of Human Services and allocated to CoC service providers. In addition, the Department of Human Services in conjunction with the Continuum of Care oversees compliance of the Homelessness Management Information System (HMIS), which is operated by the Institute for Community Alliances (ICA). ICA uses Service Point as the database which shares the community's homeless services data and other community data such as Point in Time Count data. All ESG and CoC funded Continuum partners have access and provide data in Service Point.

As in the past, ESG administration will reside with the Department of Human Services and any data required for reporting is supplied by the Institute for Community Alliances. As a result, the Community Development Administration and consultant team have utilized performance standards, outcome evaluation procedures, and allocation formulas used by the Department of Human Services in preparing the homelessness services goals and activities of this Consolidated Plan.

The City of St. Louis Continuum of Care general meetings and executive board meetings convene monthly. The general meetings are conducted as strategic planning, training or informational sessions for the entire CoC. Some topics covered at monthly CoC meetings include: SOAR (SSI/SSDI Outreach, Access, and Recovery) Training, Service Delivery Enhancement, networking, planning for Winter operations, Agency, and/or program's highlighted, Coordinated Entry, etc.

The City of St. Louis requires their ESG sub-grantees to participate in their local CoC and its community planning process to make sure collaboration and planning take place at the local level. This is based on HUD's mandate to coordinate with CoC(s) and to prevent duplication, waste, and assure sub-grantees that can best provide eligible services are identified and funded.

The City of St. Louis expects ESG sub-grantees to participate in local community planning that prevents duplication and aligns ESG program activities with the Continuum of Care strategies to prevent and end homelessness and encourage links to employment and other programs that support economic self-sufficiency. This expectation will be identified in City of St. Louis' ESG Program's Request for Proposals (RFP) and contract documents.

Participating Agencies, Groups, and Organizations

The City of St. Louis Community Development Administration and consultant team engaged the following agencies, groups, and organizations during this Consolidated Plan planning process. These groups all participated in the creation of the City of St. Louis 2020-2024 Consolidated Plan.

Housing

- Better Family Life, Inc.
- Cornerstone Corporation
- DeSales Community Housing Corporation
- Dutchtown South Community Corporation
- Justine Petersen Housing and Reinvestment Corporation
- Lutheran Development Group

- North Newstead Association
- Northside Community Housing, Inc.
- Old North St. Louis Restoration Group
- Park Central Development Corporation
- St. Louis Housing Authority
- Tower Grove Neighborhoods Community Development Corporation
- Dutchtown South Community Corporation

Services – Housing

- Project 180-STL

Services – Children

- Better Family Life, Inc.
- Gene Slay Boys Club St. Louis
- Queen of Peace Center
- Thomas Dunn Learning Center

Services – Elderly Persons

- Queen of Peace Center

Services – Persons with HIV/AIDS

- Doorways
- Peter & Paul Community Services

Services – Victims of Domestic Violence

- Queen of Peace Center

Services - Homeless

- City of St. Louis Department of Human Services – Lead Agency
- Doorways
- Queen of Peace Center
- City of St. Louis Department of Health
- St. Louis Housing Authority
- Peter & Paul Community Services

Services – Health

- Better Family Life, Inc.
- Missouri Foundation for Health

Services – Education

- Queen of Peace Center
- Thomas Dunn Learning Center
- Fathers' Support Services
- Jubilee Christian Development Corporation
- Tabernacle Community Development Corporation

Services – Employment

- Better Family Life, Inc.
- Employment Connection
- Project 180-STL
- Jubilee Christian Development Corporation

Services – Fair Housing

- Legal Services of Eastern Missouri

Publically Funded Institution/System of Care

- City of St. Louis Department of Health

Other Government – County

(The City of St. Louis is an independent city; therefore, no applicable County government entities exist.)

Other Government – Local

- City of St. Louis Budget Division
- St. Louis Development Corporation
- City of St. Louis Planning and Urban Design Agency
- City of St. Louis Building Division
- City of St. Louis Department of Human Services
- City of St. Louis Department of Health
- City of St. Louis Board of Aldermen
- City of St. Louis Office of the Mayor

Regional Organization

- Great Rivers Greenway

Planning Organization

- City of St. Louis Planning and Urban Design Agency

Civic Leaders

- Lewis Reed, President of the Board of Aldermen
- Sharon Tyus, 1st Ward Alderwoman
- Lisa Middlebrook, 2nd Ward Alderwoman
- Brandon Bosley, 3rd Ward Alderman
- Samuel Moore, 4th Ward Alderman
- Tammika Hubbard, 5th Ward Alderwoman
- Christine Ingrassia, 6th Ward Alderwoman
- Jack Coatar, 7th Ward Alderwoman
- Annie Rice, 8th Ward Alderwoman
- Dan Guenther, 9th Ward Alderman
- Joseph Vollmer, 10th Ward Alderman
- Sarah Martin, 11th Ward Alderwoman
- Larry Arnowitz, 12th Ward Alderman
- Beth Murphy, 13th Ward Alderman
- Carol Howard, 14th Ward Alderwoman
- Megan Green, 15th Ward Alderwoman
- Tom Oldenburg, 16th Ward Alderman
- Joe Roddy, 17th Ward Alderman
- Jesse Todd, 18th Ward Alderman
- Marlene Davis, 19th Ward Alderwoman
- Cara Spencer, 20th Ward Alderwoman
- John Collins-Muhammad, 21st Ward Alderman
- Jeffrey Boyd, 22nd Ward Alderman
- Joseph Vaccaro, 23rd Ward Alderman
- Bret Narayan, 24th Ward Alderman
- Shane Cohn, 25th Ward Alderman
- Shameem Clark-Hubbard, 26th Ward Alderwoman
- Pam Boyd, 27th Ward Alderwoman
- Heather Navarro, 28th Ward Alderwoman

Other – Neighborhood Improvement

- Lindenwood Park Neighborhood Association
- West Pine Laclede Neighborhood Association
- Benton Park West Neighborhood Association
- Tower Grove Neighborhoods CDC

- Kingsway West Neighborhood Association
- St. Louis Association of Community Organizations (SLACO)
- Legal Services of Eastern Missouri
- Dutchtown South Community Corporation
- North Newstead Association
- Park Place Community Development Corporation
- Jubilee Christian Development Corporation
- Vacancy Collaborative
- City of St. Louis Law Department, Problem Properties
- City of St. Louis Neighborhood Improvement Commercial District Program

Other – CDFI/Financial Services

- Justine Petersen Housing and Reinvestment Corporation
- Prosperity Connection
- Fathers' Support Services
- Jubilee Christian Development Corporation
- Tabernacle Community Development Corporation

Other – Offender Re-entry Services

- Project 180-STL
- Tabernacle Community Development Corporation

Additional Planning Efforts Contributing to Consolidated Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of St. Louis Sustainability Plan and Mayor's Sustainability Action Agenda	City of St. Louis	The Consolidated Plan and Sustainability Plan goals are closely aligned. The priority actions from the Mayor's Sustainability Action Agenda are referenced throughout the Consolidated Plan.
City of St. Louis Community Health Improvement Plan – 2012	City of St. Louis Department of Health	Recommendations in the Health Improvement Plan helped frame Consolidated Plan discussions around public safety, prevention of HIV/AIDS, and public services to promote equitable distribution of wealth through increasing avenues of economic/financial autonomy.
St. Louis Regional Youth Violence Prevention Task Force Community Plan – June 2013	St. Louis Regional Youth Violence Prevention Task Force, co-chaired by leaders from the Incarnate Word Foundation, Deaconess Foundation, and Missouri Foundation for Health	The Youth Violence Prevention plan identifies strategies in four key areas of youth violence: prevention, intervention, enforcement, and re-entry. These strategies were considered when determining public safety needs and public services priorities.
City of St. Louis Neighborhood Planning Initiative – to begin in 2020	City of St. Louis (Planning & Urban Design Agency)	The Neighborhood Plans that result from the initiative will provide key on-the-ground recommendations related to a number of the same topics the consolidated plan addresses. These recommendations, however, will be a result of extensive outreach with the local community at a granular level.
St. Louis Economic Development Strategy	St. Louis Development Corporation	The Strategy seeks to identify ways to create more shared opportunity and wealth, what specific types of investments best support the vision for the City and is necessary to generate job opportunities for residents, and a clear plan of action to guide the work of local partners in making this Strategy a reality.

TABLE 2 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Coordination with Other Public Entities in the Implementation of the Consolidated Plan

Other public entities participating in the Consolidated Plan process included the East-West Gateway Council of Governments and the Missouri Department of Mental Health. The Consolidated Plan also draws upon additional planning efforts (listed in Table 3) that had participation from local governments and intermediaries outside the City of St. Louis. Finally, the City coordinates with other public entities frequently in the implantation of Consolidated Plan activities, including coordination with St. Louis County (especially with regards to economic development activities) and coordination with Continuum of Care partners and agencies (especially with regard to programs funded by the Emergency Solutions Grant).

PR-15 Citizen Participation

Introduction

For the development of this Consolidated Plan, citizen participation and public engagement were employed as an integral part of the needs assessment and priority-setting process. The public engagement process has engaged City residents and staff from community-based development organizations (CBDOs) and other institutions that administer community and economic development programs from the very beginning of the Consolidated Plan process.

In order to ensure meaningful and comprehensive public participation, the Community Development Administration and the consultant team developed a citizen participation and public engagement plan to achieve the following three objectives:

- Utilize the capacity and established networks of the Community Builders Network of St. Louis (CBN) and other place-based community development agencies and organizations to maximize the impact of public outreach and engagement efforts.
- Engage citizens and stakeholders from the earliest stages of the Consolidated Plan planning process to ensure that citizen input plays a central role in identifying plan priorities and developing plan goals and activities.
- Establish and achieve a statistically-relevant target for public engagement contacts that accurately represents geographic and demographic similarities and differences throughout the City of St. Louis.

These objectives were achieved through the following citizen participation and public engagement initiatives: 1) Geographic Focus Group Meetings; 2) City-wide Public Meetings; 3) Theme-based Follow-up Focus Group Meetings; 4) a Public Hearing; and 5) other public and stakeholder engagement activities.

In order to facilitate citizen and stakeholder involvement from throughout the entire City, the City of St. Louis was divided into five (5) geographic public engagement areas by neighborhood boundary (refer to the Public Engagement Area Map on the following page). These public engagement areas were used to target focus group and public meetings to provide convenient locations for all residents. In addition, they allowed for a comparative analysis of issues and priorities by geography.

Public Engagement Areas

By engaging citizens and stakeholder groups in the beginning, the data-driven process of identifying City-wide needs and establishing community development priorities has been enriched with the experiential input of service providers who administer these programs and the residents that these programs benefit.

In addition to the aforementioned objectives, the citizen participation and public engagement activities achieved or exceeded the citizen participation goals of set forth by HUD. Utilizing communications and outreach materials from CDA and the consultant team, 1) low- and moderate-income persons; 2) residents of slum and blighted areas, predominantly low- and moderate-income neighborhoods, and areas where CDBG funds are proposed to be used; and 3) minority residents; were specifically targeted for participation in geographic focus groups and public meetings. CDA and the consultant team also worked with local agencies and institutions to target outreach to other special needs populations. These include: 4) the International Institute to target non-English persons; 5) Paraquad to target persons with disabilities; and 6) the St. Louis Housing Authority to target public housing residents and other low-income residents of targeted revitalization areas in which public housing developments are located. Finally, the consultant team specifically invited a broad base of local and regional institutions and organizations to participate in geographic and theme-based focus groups. These groups include the Continuum of Care; business and economic development organizations; local housing developers; youth service providers, domestic violence prevention and women's shelter providers; disabled services; and community-based development organizations. These entities provide a mix of city-wide and geographically-specific services.

In order to achieve these objectives, the Consolidated Plan citizen participation and public engagement plan consisted of the following major initiatives: 1) Geographic Focus Group Meetings; 2) City-wide Public Meetings; 3) Theme-based Follow-up Focus Group Meetings; 4) a Public Hearing; and 5) other public and stakeholder engagement activities. The scope of these initiatives is described in detail below.

Geographic Focus Groups Meetings

This process began with a series of five (5) Geographic Focus Group Meetings. For the purpose of public engagement, the City of St. Louis was divided into five (5) geographic public engagement areas by neighborhood boundary (refer to Figure 1 on the previous page). These public engagement areas include 1) the South Side (public engagement area #1); 2) South Central (public engagement area #2); 3) Near South Side (public engagement area #3); 4) Near North Side/Riverview (public engagement area #4); and 5) North Central (public engagement area #5). One Geographic Focus Group meeting was held in each of the five engagement areas, as listed below:

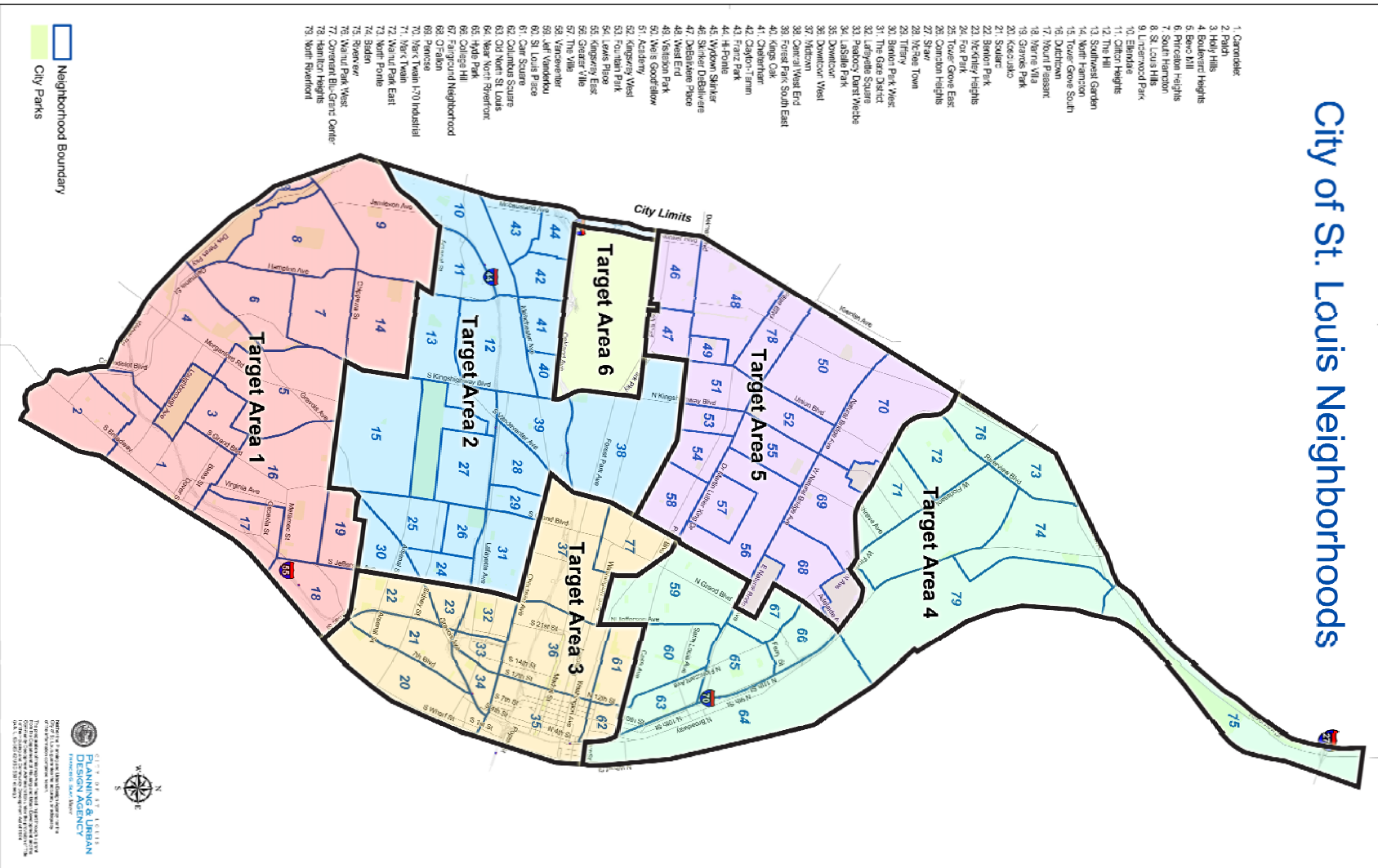
- **Geographic Focus Group Meeting #1 – South Side**
Habitat for Humanity ReStore;
Wednesday, July 17, 2019: 9:00 AM

- **Geographic Focus Group Meeting #2 – South Central**
Park Central Development Corporation;
Wednesday, July 17, 2019: 1:00 PM
- **Geographic Focus Group Meeting #3 – Near North Side/Riverview**
Crown Square; Thursday,
July 18, 2019: 9:00 AM
- **Geographic Focus Group Meeting #4 – Downtown/Near South Side**
Community Development Administration;
Thursday, July 18, 2019: 1:00 PM
- **Geographic Focus Group Meeting #5 – North Central**
Friendly Temple Midwest BankCentre;
Wednesday, July 24, 2019: 9:00 AM

Focus groups were comprised primarily of key staff from CBDOs and private community service providers—people who are administering programs “on the ground” on a day-to-day basis—who operate within a given geographic public engagement area. Focus groups were small—2 to 12 attendees—in order to allow for each member to fully participate and provide input. The purpose of these meetings was to solicit a representative “expert opinion” on geographically-based community needs and development priorities and begin to identify specific strategies and actions to address these needs. Strategies identified are applicable both to the given geographic public engagement area and the City of St. Louis as a whole. Twenty-seven (27) unique stakeholders attended these five (5) geographic focus group meetings to provide input.

Refer to the public engagement area map on the following page for additional information.

City of St. Louis Neighborhoods



Public Meetings

Following completion of the Geographic Focus Group meetings, the City of St. Louis and consultant team conducted open Public Meetings at four (4) different locations throughout the City on the four dates, time, and locations listed below:

- **Public Meeting #1**
Thomas Dunn Educational Center at Marquette Park
Wednesday, August 7, 2019: 6:00 PM
- **Public Meeting #2**
St. Louis Association of Community Organizations (SLACO)
Monday, August 12, 2019: 6:00 PM
- **Public Meeting #3**
University of Missouri-St. Louis (UMSL) @ Grand Center
Wednesday, August 14, 2019: 6:00 PM
- **Public Meeting #4**
O'Fallon Park Recreation Complex
Thursday, August 15, 2019: 6:00 PM

The purpose of these meetings was to present the draft strategies and actions identified in the focus group meetings, collect public feedback on community needs and priorities, and generate ideas for additional strategies and actions. These meetings began with a 30-minute informational presentation on the Consolidated Plan, planning process, entitlement grant programs, and program evaluation. Following the presentation, attendees participated in an interactive keypad-polling exercise to gather quantitative demographic data, desired community improvements from participants, and participants' priorities for future community development investments. Meeting attendees then participated in an individual exercise to establish community development priorities by allocating a hypothetical \$100 to up to eight (8) eligible Consolidated Plan activities. Finally, participants broke up into small groups for facilitated qualitative discussions on draft Consolidated Plan strategies and program activities. Each public meeting had between six (6) and twenty-four (24) unique households in attendance, for a total of sixty-three (63) households represented. Quantitative and qualitative citizen feedback was keyed to geographic public engagement areas through attendee demographic polling (including the public engagement area and specific City of St. Louis Neighborhood where attendees live).

Theme-Based Follow-Up Focus Group Meetings

Utilizing the community development priorities, strategies, and proposed activities collected from the public meetings, the City of St. Louis and consultant team conducted two (2) theme-based follow-up focus group meetings with identified community service providers and city-wide stakeholders. Unlike the first five (5) geographic focus group meetings, these theme-based follow-up focus group meetings were not geographically-specific but city-wide.

These follow-up focus group meetings were both held on Thursday, September 5, 2019 at the Habitat for Humanity ReStore. The first theme-based follow-up focus group meeting addressed Continuum of Care Services (Homelessness Services and Non-homeless Special Needs), and the second follow-up focus group meeting addressed Housing Quality and Neighborhood Improvement. Each meeting began with an informational presentation summarizing the Consolidated Plan planning process date and stakeholder and public feedback. Focus group attendees then participated in a facilitated discussion session

with two parts. First, they reviewed a consensus list of City-wide challenges and suggested actions relating to the given theme area that were developed through the geographic focus groups and public meetings. Following this, attendees were asked to review and comment on a series of proposed actions (developed in conjunction with the Community Development Administration and other City departments and agencies) and provide input and ideas on 1) what organizations and programs are currently working on or in place to advance progress in a particular area?; 2) what are the critical gaps in current program and service delivery that are compromising progress in this area?; and 3) what are ideas to address or resolve gaps with HUD funding?

The purpose of these theme-based follow-up focus group meetings was three-fold: 1) first, to identify existing gaps and opportunities for improvement as identified by day-to-day service providers; 2) second, to identify potential implementers of Consolidated Plan strategies and actions; and 3) finally, to help build capacity and networks of existing service providers around identified priority activities in the City of St. Louis. Eleven (11) unique organizational representatives attended these follow-up focus group meetings.

Public Hearing

The Community Development Administration conducted one (1) public hearing and will conduct a 30-day citizen comment period for the 2020-2024 City of St. Louis Consolidated Plan and 2020 Annual Action Plan during this Consolidated Plan planning process. The details of this public hearing are described below:

- **2020-2024 Consolidated Plan, 2020 Annual Action Plan & 2020 Community Development Block Grant RFP Public Hearing:** The Community Development Administration conducted a public hearing on the 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and the 2020 Community Development Block Grant Request-for-Proposals (RFP), on Monday, August 26, 2019 from 1:00 PM to 3:00 PM. This public hearing followed the issuance of the 2015 CDBG (Non-Housing) RFP on August 1, 2019 and was advertised in the St. Louis Post-Dispatch (newspaper of record); St. Louis American (newspaper of record); and on the City of St. Louis website. The Public Hearing was held at the office of the Community Development Administration. A total of three (3) residents and stakeholders attended the Public Hearing. No public comments were offered by attendees.

Other Public & Stakeholder Engagement Activities

In addition to the primary public engagement activities described above, this Consolidated Plan was developed with numerous on-going and supplemental public and stakeholder engagement initiatives and events. These initiatives included:

- Board of Aldermen Consolidated Plan Briefing Session (Friday, August 23, 2019: 9:00 AM to 11:00 AM)
- Technical Assistance for Capacity Building (Friday, August 2, 2019: 10:00 AM to 12:00 PM; Monday, August 5, 2019: 1:00 PM to 3:00 PM; and Tuesday, August 6, 2019: 10:00 AM to 12:00 PM)

Consolidated Plan Community Survey (July 16 through August 31, 2019)

Other Public & Stakeholder Engagement Activities

In addition to the primary public engagement activities described above, this Consolidated Plan was developed with numerous on-going and supplemental public and stakeholder engagement events. These events included:

- **2020 Community Development Block Grant RFP Public Meeting:** The Community Development Administration conducted a public meeting on the 2020 Community Development Block Grant Request-for-Proposals (RFP), on Thursday, August 1, 2019. This public meeting coincided with the issuance of the 2020 CDBG (Non-Housing) RFP on August 1, 2019 and was advertised in the St. Louis Post-Dispatch (newspaper of record); St. Louis American (newspaper of record); and on the City of St. Louis website. The meeting was held at 1:30 PM at the office of the Community Development Administration and was open to the public.
- **Technical Assistance:** As part of the 2020 CDBG (Non-Housing) RFP process, the Community Development Administration conducted four (4) capacity-building training work sessions for potential grant applicants and grantees. On Thursday, August 1, 2019 CDA held an EGRAMS (electronic grants management system) training and RFP workshop. On Friday, August 2, Monday, August 5 and Tuesday, August 6, 2019, CDA provided capacity building training on grant proposal writing and best practices. These technical assistance work sessions were held at the Community Development Administration office and were open to the public.
- **Board of Aldermen Consolidated Plan Briefing Sessions:** The Community Development Administration conducted one (1) briefing session with the Board of Aldermen on the 2020-2024 Consolidated Plan planning process. The briefing session was held on Friday, August 23, 2019. Its purpose was to update the Board of Aldermen with the public feedback gathered to date, demonstrate the public engagement process and the facilitation techniques used, and obtain feedback from the Board of Aldermen on strategies for improving the process.
- **Consolidated Plan Community Survey:** The Community Development Administration and the consultant team developed a community survey to collect supplemental public feedback from City residents who were unable to attend one of the four (4) Consolidated Plan Public Meetings. This community survey is based on the structure of and questions asked in the keypad-polling sessions conducted at the public meetings. The survey period was opened on Friday, July 19, 2019 and closed on Friday, August 30, 2019. During this time, a web-based interactive survey was available on the home page of the City of St. Louis' website (<http://www.stlouis-mo.gov/>). During the survey period, a total of 381 unique City of St. Louis residents completed the survey online.

Public Engagement Summary

Citizen participation has played an important and integral role in the development of the 2020-2024 Consolidated Plan. By establishing and executing a comprehensive, geographically-based public engagement plan to engage targeted stakeholder groups and citizens-at-large, the Community Development Administration and the consultant team were able to collect detailed and statistically-relevant feedback from the outset of the planning process. This feedback played a critical role in assisting CDA and the consultant team in identifying community development priorities and plan goals from the data analyzed in the needs assessment process.

Consolidated Plan public meeting participants and survey respondents desired safer, clean, and beautiful neighborhoods, improved access to quality affordable housing, more job and economic development opportunities, and improved streets and sidewalks. Their desires, as well as expert knowledge from focus groups, the Community Development Administration, the Planning and Urban Design Agency, the Department of Health, the Department of Human Services, and the Saint Louis Housing Authority, have shaped the priority recommendations and goals found within this Consolidated Plan.

The public engagement process for this Consolidated Plan engaged 27 unique City of St. Louis stakeholders in the geographic focus group meetings and 63 unique City households in the public meetings, for a total of 90 residents and stakeholders in facilitated public engagement events. In addition to these contact points, an additional 14 organizational representatives provided feedback during the theme-based follow-up focus group meetings. Finally, 381 unique households responded to the web-based Consolidated Plan community survey between July 19 and August 30, 2019. This results in a total of 485 City residents and stakeholders who were involved in this Consolidated Plan process. The public engagement participants in the 2020-2024 Consolidated Plan planning process represent two-and-a-half times the established public engagement target of 190 unique households necessary to secure a statistically-valid result. Therefore, the Community Development Administration and Board of Aldermen can be assured that citizen participation accurately represents the needs and desires of the entire City of St. Louis community.

Summary of Public Comments

Public comments on the 2020-2024 City of St. Louis Consolidated Plan were collected through three primary citizen participation activities: City-wide Public Meetings, the Consolidated Plan Community Survey, and Public Hearings. Quantitative public feedback gathered through the Public Meetings and Community Surveys were used to identify community priorities and plan goals.

Both Geographic Focus Group attendees and Public meeting attendees were able to rank a series of eight (8) priority activity areas that correlate to federal formula block grant eligible activities. Geographic Focus Group responses prioritizing these desired improvements are as follows:

- Housing Quality & Quantity (22.78%)
- Neighborhood Improvement (18.99%)
- Economic Development (17.72%)
- Public Services (13.92%)
- Infrastructure (10.13%)
- Homeless Needs (7.59%)
- Non-Homeless Special Needs (5.06%)
- Public Facilities (3.80%)

Public Meeting attendee responses prioritizing these desired improvements are as follows:

- Neighborhood Improvement (22.49%)
- Housing Quality & Quantity (21.30%)
- Economic Development (18.34%)
- Homeless Needs (13.02%)
- Public Services (9.47%)
- Infrastructure (6.51%)
- Non-Homeless Special Needs (4.73%)
- Public Facilities (4.14%)

However, stakeholders in meetings held in different parts of the city ranked these somewhat differently. At the two meetings held in the north part of the city, the top three priorities were Neighborhood Improvement, Housing Quality and Quantity, and Economic Development. By contrast, stakeholders attending the meeting held in the south part of the city ranked Housing Quality and Quantity, Homeless Needs, and Non-Homeless Special Needs as their top three priorities. Furthermore, stakeholders attending the meeting held in center of the city ranked Housing Quality and Quantity, Homeless Needs, and Neighborhood Improvement as their top three priorities,

Public Meeting #2 (held at 5888 Plymouth/1150 Hamilton)

- **Neighborhood Improvement (24.2%)**
- **Housing Quality and Quantity (15.2%)**
- **Economic Development (21.2%)**
- Public Services (9.1%)
- Infrastructure (9.1%)
- Homeless Needs (12.1%)
- Non-Homeless Special Needs (3.0%)
- Public Facilities (6.1%)

Public Meeting #1 (held at 31113 Gasconade)

- Neighborhood Improvement (11.1%)
- **Housing Quality and Quantity (22.2%)**

Public Meeting #4 (held at O'Fallon Park Rec Plex)

- **Neighborhood Improvement (28.6%)**
- **Housing Quality and Quantity (24.3%)**
- **Economic Development (22.9%)**
- Public Services (7.1%)
- Infrastructure (10.0%)
- Homeless Needs (7.1%)
- Non-Homeless Special Needs (0.0%)
- Public Facilities (0.0%)

Public Meeting #3 (held at 3651 Olive St.)

- **Neighborhood Improvement (16.7%)**
- **Housing Quality and Quantity (20.8%)**

- Economic Development (5.6%)
- Public Services (11.1%)
- Infrastructure (0.0%)
- **Homeless Needs (22.2%)**
- **Non-Homeless Special Needs (22.2%)**
- Public Facilities (5.6%)

- Economic Development (14.6%)
- Public Services (12.5%)
- Infrastructure (2.1%)
- **Homeless Needs (18.6%)**
- Non-Homeless Special Needs (6.3%)
- Public Facilities (8.3%)

The top three (3) community development priorities among *both focus groups and public meeting attendees*, as ranked by all 90 participants, are as follows:

- Housing Quality and Quantity (22%)
- Neighborhood Improvements (20%)
- Economic Development (18%)

2020-2024 Consolidated Plan & and 2020 Community Development Block Grant RFP Public Hearing Summary of Public Comments

Two comments were received at the Public Hearing and both were questions:

Question: In the different types for funding that are available that was described, is there a certain time of year that each one of those are offered or can you do any of them, at any point or time of the year?

Answer: Generally, in the Community Development Block Grant and HOME programs, which are the two largest programs, there is a Request for Proposals that CDA puts out that basically outlines the types of programs they are looking to fund, then solicit proposals from non-profit organizations to carry out those services and that RFP is actually out now. The deadline for this RFP is August 30, 2019.

Question: Is this not the HOME funding?

Answer: The HOME funding is generally used in housing development financing. That would be a notice done later, probably after the first of the year. But if it is a program that will be delivered in 2020, that's what is out there now.

2020-2024 Consolidated Plan Public Meeting #1 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were housing quality and quantity, homeless needs, and non-homeless special needs. During facilitated discussion, participants expressed a desire for increased neighborhood clean-up, with a focus on illegal dumping activity, over-flowing trash containers in alley ways, and litter within neighborhoods. Additionally, participants indicated that greater behavioral health services and community policing programs were warranted. Finally, a faster and more effective response to derelict buildings and nuisance properties is desired. Participants indicated that the development of affordable rental housing needs to be more of a priority, as does increasing the amount of assistance

available to reduce the huge wait lists for housing subsidies. Wrap-around services are needed for permanent supportive housing, and the home repair programs need increased funding to reduce long waiting lists, particularly because many of the applicants may be seniors who live on a fixed income. Participants expressed concern about the lack of adequate homeless shelters and desired to see a more proactive approach to homeless prevention through programs that target those at risk of becoming homeless, such as ex-offenders. As for non-homeless special needs, participants saw a need for increased mental health services, substance abuse services, and services for people with physical impairments.

2020-2024 Consolidated Plan Public Meeting #2 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were neighborhood improvement, economic development, and housing quality and quantity. During facilitated discussion, participants cited over-flowing dumpsters and illegal dumping activities as problems that they wished to see addressed. Participants indicated a desire for neighborhood planning and community organizing and engagement. Specific examples of desired neighborhood improvements include the installation of speed humps, installation of improved lighting, and the beautification of utility boxes through community art projects. Programs aimed at attraction and retention of quality businesses are needed, along with campaigns to raise awareness of available resources. Participants felt that there is a shortage of quality affordable housing, with huge waiting lists for rental housing subsidies and a limited supply of housing options for larger families. Predatory landlords and the prevalence of substandard housing compound the housing shortage, and participants expressed a strong desire for increased enforcement of building codes.

2020-2024 Consolidated Plan Public Meeting #3 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were housing quality and quantity, neighborhood improvement, and homeless needs. During facilitated discussion, some participants commented that city services were not evenly distributed throughout the city. Participants felt that neighborhood improvement needs to happen in the northern areas of the city, and that greater attention to vacant properties, which attract problems, is needed. Participants expressed a desire for greater enforcement of property maintenance standards, including regular mowing of grass. There is a greater need for street trashcans. In the opinion of some participants, city workers and contractors do low quality work, which hinders neighborhood improvement. Overall, participants felt that there is a lack of affordable housing, particularly for larger families. Many residents cannot afford home maintenance; this is especially true for seniors, who would benefit from less burdensome application requirements. In terms of homeless needs, meeting participants wished to see increased support for emergency services, drop-in facilities, winter and heat wave outreach, and day services. Participants indicated that shelter space is inadequate and should not only be increased, but should be designed to serve various groups with specific needs, such as transgender individuals, victims of domestic violence, sex workers, and women with children.

2020-2024 Consolidated Plan Public Meeting #4 Summary of Public Comments

Using polling keypads, participants were asked to select their top three priorities, which were neighborhood improvement, housing quality and quantity, and economic development. During facilitated discussion, participants indicated support for building facade improvements, stating that "once it looks good, people take pride and support local businesses." Increased neighborhood clean-up was desired, with the suggestion of coordinated neighborhood clean-ups with city-supplied dumpsters on a quarterly basis. Along with the clean-ups, greater neighborhood beautification programs, including installation of

planters, trees, and community gardens, were desired. However, participants felt that these programs need ongoing city support to be successful. Participants indicated that Operation Brightside "used to be better" and expressed a desire for the program to be restored to previous levels. Participants commented on the poor condition of alley ways and indicated that increased maintenance, clean-up, removal of overgrown vegetation, and additional lighting with motion detection for security should be a city priority. Trash and bulk pick-ups should be consistent. Participants noted the lack of quality affordable rental housing and the need for larger-scale development of both affordable for-sale and rental housing. Several comments were made about the prevalence of abandoned or neglected structures, which attracts nuisance behavior. Participants felt that the quality of rental housing was substandard, and greater enforcement of building codes should occur in order to force property owners to properly maintain their properties. Additional funding for programs that assist seniors and help them stay in their homes is desired. In terms of economic development, participants expressed a desire to see support for food entrepreneurship and incubators. Additional commercial development assistance is needed in north St. Louis, where major and minor retail is severely lacking. Support for small businesses, in the form of micro-enterprise assistance and small business loans and technical assistance, was cited as a priority.

2020-2024 Consolidated Plan Community Survey

There were three hundred eighty-one respondents to the online survey. Using the online survey platform, citizens were asked to respond to fourteen questions addressing varying aspects of the Consolidated plan. The survey is divided into three sections: Demographic Information; Housing and Service Quality Prevention and Effectiveness; and Priorities and Activities.

Residents feel that by and large, the housing quality in their neighborhoods is either good or very good, with the service quality representing more of a traditional bell curve. Few respondents addressed either question as being excellent in quality. They also feel strongly in agreement that the improvements needed should center around safety, physical street improvements, as well as more support for programs designed to aid youths, seniors, or the disabled.

When discussing priorities, residents felt very strongly that the three actions that the city should take to address housing inequality were home repair programs, the development of affordable housing, as well as landlord and renter education and training. To address the concerns around infrastructure, street and sidewalk repair was by a substantial margin the preferred activity, with close to eighty percent of residents supporting the approach. Improved street and pedestrian lighting also received a substantial amount of support, as did bike paths and bike lanes. To address homeless services, citizens strongly support services for mental health and / or substance abuse, as well as transitional to permanent housing services. Emergency shelters, transitional housing, as well as services for mothers and children received about twenty-five percent support each. When addressing economic development priorities, the responses were very evenly split between local neighborhood retail, small business loans, attraction, and retention of businesses, as well as job training and placement. "Big Box and anchor retail development assistance" should not be prioritized. Public facilities priorities were identified as being recreation and community centers, community health centers, and early childhood education centers. Offender re-entry and financial services were identified as actions to be taken to engage in non-homeless special needs. Code enforcement, demolition of derelict buildings, as well as neighborhood cleanups were identified as ways to address neighborhood improvement. Crime Prevention, Youth Services, and Early childhood services are the preferred options for public services, with crime being the top priority by a large margin. Healthcare and senior services also saw support at over twenty percent of respondents.

Summary of Public Comments Not Accepted

There are no public comments that have not been accepted at this time.

NA-05 Overview

Needs Assessment Overview

Housing cost burden (spending > 30% of income on rent) and severe housing cost burden (spending > 50% of household income on rent) is a significant and common housing problem in the City of St. Louis. It affects a particularly high number of households, especially (and unsurprisingly) those with household incomes of 30% area median income (AMI) or lower, and it is also a problem that is common and affects owner and renter households across all low and moderate income levels and all family types.

The City of St. Louis has a very high concentration of low-income residents. A full 70% of City households have incomes below AMI. What is more troublesome is that 26% of all City of St. Louis households are extremely low income, with incomes under 30% AMI, and 42% of all City households are considered very low income, with incomes under 50% AMI.

This housing cost burden is subject to geographic and racial disparities. Concentrations are seen in the central corridor/I-64 corridor; north of Delmar Boulevard (specifically the Greater Ville, Hyde Park, Wells-Goodfellow, Baden, and Riverview neighborhoods); and neighborhoods in the south east quadrant of the City (neighborhoods such as Tower Grove East, Gravois Park, Dutchtown, Carondelet, Patch, and Marine Villa).

The geographic concentrations correspond to areas with longer average commute times, increased transportation cost, lack of access to social services and community assets (grocery stores, early childhood services, educational facilities, etc.), high unemployment rates, and high concentrations of extreme low income (30% AMI) and low income (60% AMI) households. This correlation indicates a significant barrier to community revitalization, equitable access to employment and neighborhood assets, and the overall sustainability of the City. It also suggests that housing cost burden is attributable to household income and ancillary costs more than to a lack of affordable housing units. However, a substantial portion of the City's occupied housing is very old (pre-World War II) and has suffered deterioration due to poor maintenance. New and substantially rehabbed housing units with affordability restrictions are generally of much higher quality than unrestricted housing units with rents that are considered affordable, especially in geographic areas with high housing cost burden. As a result, there is a significant demand for housing units with affordability restrictions because of the higher quality of these units.

The ongoing need for home repair assistance activities is also a key component of access to quality, affordable housing. St. Louis possesses a great diversity of housing types, much of which is considered to be affordable. These housing types are also well distributed through the City as a whole. However, the majority of housing in general—and affordable housing in particular—is more than fifty years old. As a result, ongoing maintenance, stabilization, and repair of existing housing stock are critical to maintaining a necessary supply of affordable housing throughout the City. In addition, the historic housing stock (overwhelmingly consisting of brick exterior construction) of St. Louis is one of the key assets that the City can leverage to improve property values and neighborhood quality, as demonstrated by the successful revitalization of numerous St. Louis neighborhoods. Therefore, the overall sustainability of the City of

St. Louis is enhanced through preservation of the City's historic housing. The challenge, however, is that the cost to rehabilitate these historic housing units is high and public subsidy limited, so targeted strategies designed to catalyze future private investment are needed.

NA-10 Housing Needs Assessment

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	319,294	317,850	0%
Households	143,045	139,555	-2%
Median Income	\$34,227.00	\$35,599.00	4%

TABLE 3 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	36,970	21,885	25,910	13,010	41,780
Small Family Households *	9,830	6,895	8,040	4,620	18,335
Large Family Households *	2,075	1,130	1,180	700	1,675
Household contains at least one person 62-74 years of age	5,645	3,935	4,755	2,155	5,930
Household contains at least one person age 75 or older	3,880	3,135	2,605	940	2,060
Households with one or more children 6 years old or younger *	5,715	2,935	2,970	1,215	4,360

* THE HIGHEST INCOME CATEGORY FOR THESE FAMILY TYPES IS >80% HAMFI (HUD AREA MEDIAN FAMILY INCOME)

TABLE 4 - TOTAL HOUSEHOLDS TABLE

Data Source: 2011-2015 CHAS (Comprehensive Housing Affordability Strategy)

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen	590	220	175	10	995	130	155	95	25	405

facilities										
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	265	85	85	65	500	20	55	50	4	129
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	645	240	200	60	1,145	90	120	170	65	445
Housing cost burden greater than 50% of income (and none of the above problems)	17,490	2,640	425	4	20,559	3,900	2,310	730	85	7,025
Housing cost burden greater than 30% of income (and none of the above problems)	4,120	7,310	3,740	445	15,615	1,395	1,920	2,890	1,005	7,210
Zero/negative Income (and none of the above problems)	3,160	0	0	0	3,160	545	0	0	0	545

TABLE 5 – HOUSING PROBLEMS TABLE

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	18,990	3,185	885	140	23,200	4,140	2,640	1,040	180	8,000
Having none of four housing problems	7,725	10,825	14,090	6,090	38,730	2,415	5,235	9,900	6,605	24,155
Household has negative income, but none of the other housing problems	3,160	0	0	0	3,160	545	0	0	0	545

TABLE 6 – HOUSING PROBLEMS 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,280	3,425	1,005	11,710	1,160	1,325	1,285	3,370
Large Related	1,265	425	95	1,785	350	350	140	840
Elderly	3,760	1,800	620	6,180	2,345	1,660	940	4,945
Other	10,375	4,620	2,480	17,475	1,615	1,090	1,310	4,015
Total need by income	22,680	10,270	4,200	37,150	5,470	4,425	3,675	13,570

TABLE 7 – COST BURDEN > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,820	820	95	7,195	1,035	710	185	1,930
Large Related	835	60	0	895	205	105	25	335
Elderly	2,285	475	75	2,835	1,400	815	215	2,430
Other	8,935	1,345	250	10,530	1,335	720	300	2,355
Total need by income	18,335	2,700	420	21,455	3,975	2,350	725	7,050

TABLE 8 – COST BURDEN > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	765	245	240	80	1,330	105	175	120	34	434
Multiple, unrelated family households	160	39	30	25	254	8	45	100	35	188
Other, non-family households	55	45	25	20	145	0	0	0	0	0
Total need by income	980	329	295	125	1,729	113	220	220	69	622

TABLE 9 – CROWDING INFORMATION

Data 2011-2015 CHAS
Source:

6. Households with Children Present

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,893	3,133	3,494	13,520	1,744	1,806	2,515	6,065

TABLE 10 – HOUSEHOLDS WITH CHILDREN PRESENT

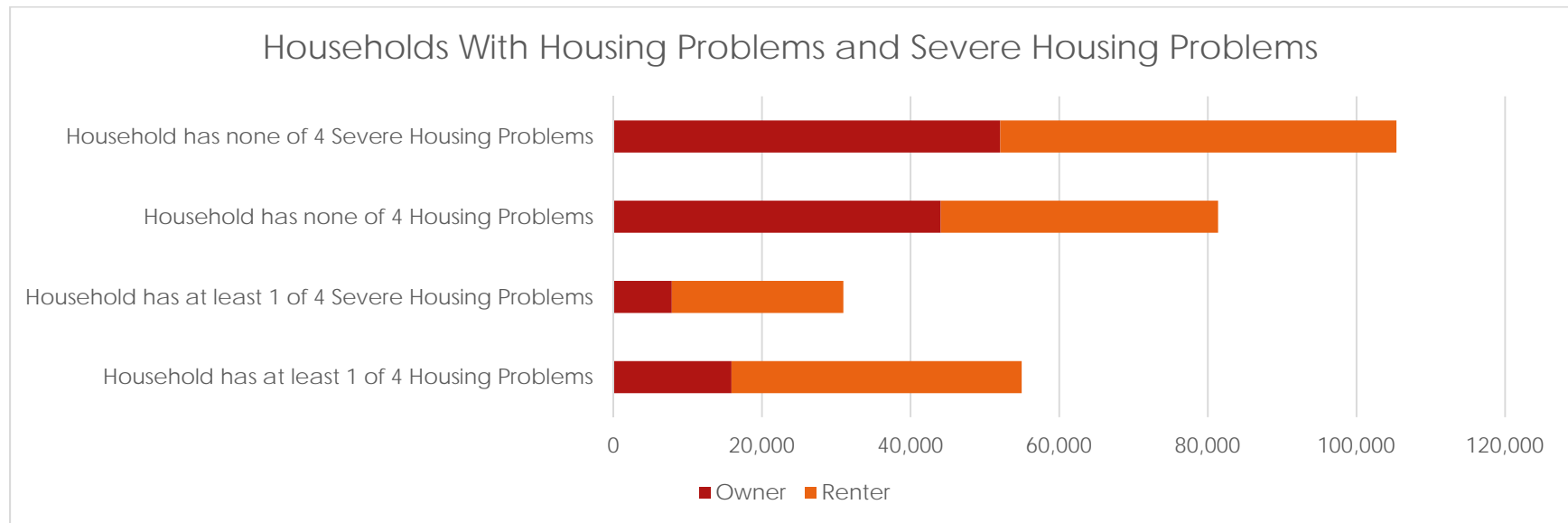
Data 2011-2015 CHAS and 2011-2015 American Community Survey. While there is not a reliable source for households with children present broken out by income levels, Table 8 of the 2007-2011 CHAS data specifies the number of households by tenure and income levels and table B25012 of the 2011-2015 American Community Survey (the dataset that the CHAS data is based on) specifies the percentage of households with related children under 18 by tenure. Combining these two tables gives us the best possible estimate given the data sources available.

Housing Assistance Needs: Single Person Households

Approximately 40% of all households, or 54,940 households, in the City of St. Louis have one or more housing problems. Of these, 39,040 are renter households and 15,900 are owner-occupied households*. Not surprisingly, housing problems are more prevalent among lower-income households, although the relationship between income and housing problems is different for renter households than for owner households.

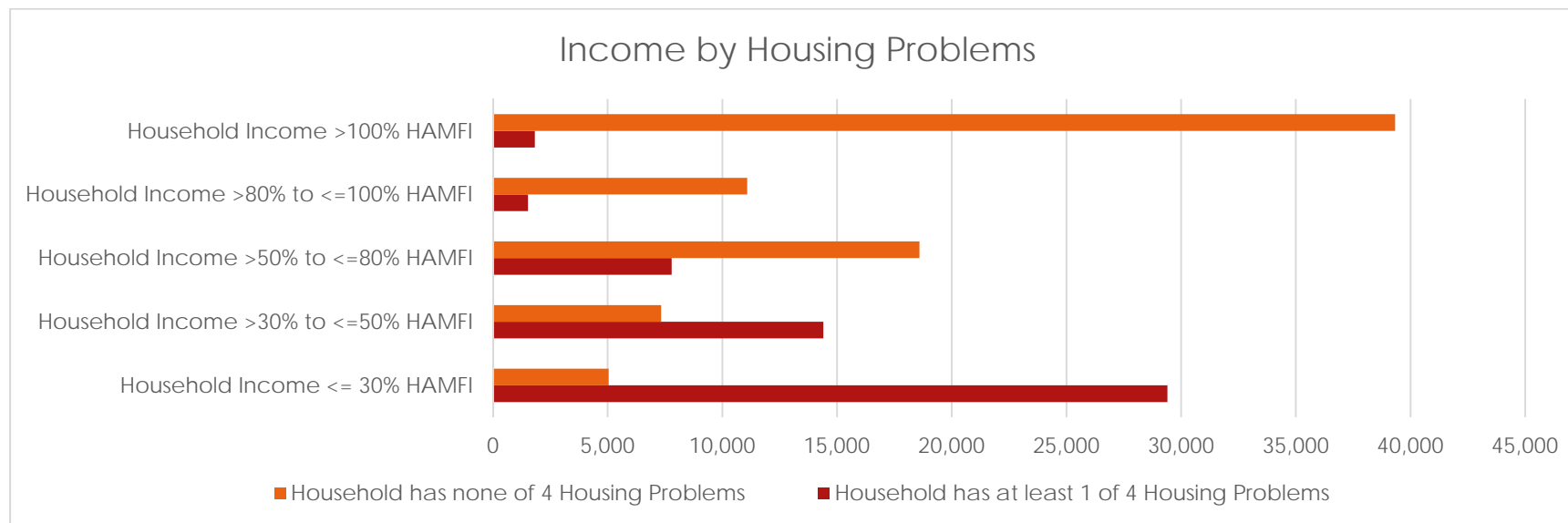
* Source: 2012-2016 CHAS

The Office of Policy Development and Research Division of the US Department of Housing and Urban Development makes Special Tabulations of American Community Survey data specifically for consolidated planning, including the presence of housing problems based on household size, available at <https://www.huduser.gov/portal/datasets/cp.html>. The most recent available data is based on the 5-year 2012-2016 American Community Survey, and defines a household with housing problems as having at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.01 persons per room, and selected monthly owner costs greater than 30 percent of household income (2016), or gross rent as a percentage of household income (2016) of greater than 30 percent.



The following chart shows the number of households in St. Louis which currently have housing problems compared with those that do not, broken down between housing problems, severe housing problems, homeowners, and renters.

To add additional context to the previous chart, the following chart shows the homes that have at least one of four housing problems, broken down by their income as a percentage of the area median.



The data suggests that the majority of lower income households at up to 50% of HUD Adjusted Median Family Income (HAMFI), regardless of whether they are renters or homeowners, have at least one of the four major housing problems. While not a majority, 30% of the households in the 50% - 80% income group also live with one of the four major housing problems. Not surprisingly, higher income households are less likely to have these concerns, with only a low percentage of households making 80% or more of HAMFI having these housing problems.

In addition to lower-income households requiring assistance, at more moderate income levels starting at \$25,000, many owner households are challenged at higher rates than renter households; particularly if the occupant lives alone. Comments from the public during our citizen participation process noted that there are many seniors living alone in owner-occupied homes who may have difficulty keeping up with home maintenance and repair, and also may not have the income or their homes may not appraise for enough value required to allow them to obtain home improvement loans or sell their homes and move elsewhere. Therefore, emergency home repair programs remain an important tool for ensuring safe housing.

Housing Assistance Needs: Domestic Violence, Dating Violence, Sexual Assault and Stalking

During the January 2019 Point in Time Homeless Count, there were 30 homeless victims of domestic violence identified. This is a considerably lower number of Victims of Domestic Violence than in 2013, when 198 homeless victims of domestic violence were identified.

It is encouraging that the number of homeless victims appears to have decreased. Nonetheless, stakeholders still identify domestic violence, dating violence, sexual assault, and stalking as important local needs to address. In one focus group, young mothers were identified as needing services and stable housing in order to avoid situations of domestic violence. Additionally, the City of St. Louis 2012 Community Health Improvement Plan, domestic violence was identified as an important issue, using national numbers that nearly one in every four women will experience some form of domestic violence in her lifetime.

Housing assistance and other needs for victims of domestic violence, dating violence, sexual assault, and stalking are currently being served by four organizations: Lydia's House, Redevelopment Opportunities for Women, St. Martha's Hall, and YWCA St. Louis.

Common Housing Problems

Rates of housing cost burden (spending > 30% of income on rent) and severe housing cost burden (spending > 50% of household income on rent) are extremely high in the City of St. Louis due to the high levels of extremely low income and low income households. Housing cost burden is also a problem that is common across owner and renter households, across all low and moderate income levels, and across all family types.

Household incomes in the City of St. Louis are low and households of multiple family types and across multiple income levels experience cost burden. This has created a situation in which persons with special needs – such as Behavioral Health Consumers, to give one example – have difficulty finding appropriate housing options within the larger affordable housing market.

Households at Risk of Homelessness

There are 38,240 households in the City of St. Louis – 7,485 owner households and 30,755 renter households – with a household income less than or equal to 30% AMI. These households, especially those who do not currently benefit from Supportive Community Living Program, Shelter Plus Care, or Housing Choice Vouchers,

are often living one emergency away from homelessness. Utility assistance, rental security deposit assistance, and other emergency services can reduce the risk of homelessness for these very low income households.

Five (5) organizations in the City of St. Louis Continuum of Care provide prevention services. Prevention Services include programs or activities for which the primary purpose is to prevent the incidence of homelessness. Individuals are given short-term subsidies to defray rent and utility arrearages for individuals that have received eviction or utility termination notices. Other assistance can include legal services to assist with restoring records after evictions, credit repair, housing search and placement, housing stability case management, mediation programs for landlord-tenant disputes, and security deposits or first month's rent to permit a homeless family to move into their own apartment.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a housing problem by the total of households with a housing problem and those without a housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,645	4,620	3,705
White	7,865	1,175	980
Black / African American	18,715	3,235	2,210
Asian	680	75	345
American Indian, Alaska Native	20	0	0
Pacific Islander	15	0	0
Hispanic	740	39	125

TABLE 11 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Data Source: 2011-2015 CHAS

* The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30% AMI

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,055	6,830	0
White	5,550	2,715	0
Black / African American	8,440	3,440	0
Asian	355	130	0
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	440	390	0

TABLE 12 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Data Source: 2011-2015 CHAS

* The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30% AMI

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,555	17,360	0
White	4,540	7,950	0
Black / African American	3,460	7,865	0
Asian	255	425	0
American Indian, Alaska Native	19	109	0
Pacific Islander	0	0	0
Hispanic	245	665	0

TABLE 13 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30% AMI

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,775	11,235	0
White	1,025	5,980	0

Black / African American	665	4,460	0
Asian	55	330	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	20	265	0

TABLE 14 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30% AMI

Discussion

In the City of St. Louis, four groups experience housing problems at a disproportionately greater rate: American Indians/Alaska Natives and Pacific Islanders under 30% AMI, American Indians/Alaska Natives, and Asians between 30% and 50% AMI, American Indians/Alaska Natives between 30% and 50% AMI, and Asians between 50% and 80% AMI.

While these racial and ethnic disparities need careful attention, it is also important to note that the population belonging to these racial and ethnic groups makes up a relatively small portion of the City of St. Louis population as a whole, and thus these disproportionately greater needs must be addressed as one component of a comprehensive strategy that considers all the housing needs of the population.

These disproportionately greater needs are shown in the following tables, which were created using the HUD-provided CHAS data displayed in the tables in the previous sections.

Percent with Housing Problems: 0%-30% of Area Median Income

Percent with Housing Problems	
Jurisdiction as a whole	86.1%
White	87.0%
Black / African American	85.3%
Asian	90.1%
<i>American Indian, Alaska Native</i>	100.0%
<i>Pacific Islander</i>	100.0%
Hispanic	95%

Percent with Housing Problems: 30%-50% of Area Median Income

Percent with Housing Problems	
Jurisdiction as a whole	68.8%
White	67.2%
Black / African American	71.0%
<i>Asian</i>	73.2%
<i>American Indian, Alaska Native</i>	100.0%
Pacific Islander	0.00%
Hispanic	53.0%

Percent with Housing Problems: 50%-80% of Area Median Income

Percent with Housing Problems	
Jurisdiction as a whole	33.0%
White	36.3%
Black / African American	30.6%
Asian	37.4%
<i>American Indian, Alaska Native</i>	14.8%
Pacific Islander	0.00%

Hispanic	26.9%
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Percent with Housing Problems: 80%-100% of Area Median Income

Percent with Housing Problems	
Jurisdiction as a whole	13.6%
White	14.6%
Black / African American	13.0%
Asian	14.3%
American Indian, Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	7.0%

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all low-income households within a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a severe housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a severe housing problem by the total of households with a severe housing problem and those without a severe housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,130	10,140	3,705
White	6,265	2,780	980
Black / African American	15,120	6,835	2,210
Asian	610	135	345
American Indian, Alaska Native	15	4	0
Pacific Islander	15	0	0
Hispanic	560	215	125

TABLE 15 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50% AMI

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,825	16,060	0
White	2,140	6,120	0
Black / African American	3,235	8,650	0
Asian	165	315	0
American Indian, Alaska Native	0	39	0
Pacific Islander	0	0	0
Hispanic	190	640	0

TABLE 16 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50% AMI

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,925	23,990	0
White	990	11,500	0
Black / African American	700	10,620	0
Asian	75	575	0
American Indian, Alaska Native	4	125	0
Pacific Islander	0	0	0
Hispanic	145	765	0

TABLE 17 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50% AMI

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	320	12,695	0
White	180	6,830	0
Black / African American	115	5,020	0

Asian	15	365	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	15	270	0

TABLE 18 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50% AMI

Discussion

In the City of St. Louis, two groups experience severe housing problems at a disproportionately greater rate: Asians between 0% and 30% AMI and Pacific Islanders between 0% and 30% AMI.

While these racial and ethnic disparities need careful attention, it is also important to note that the population belonging to these racial and ethnic groups makes up a relatively small portion of the City of St. Louis population as a whole, and thus these disproportionately greater needs must be addressed as one component of a comprehensive strategy that considers all the housing needs of the population.

These disproportionately greater needs are shown in the following tables, which were created using the HUD-provided CHAS data displayed in the tables in the previous sections.

Percent with Severe Housing Problems: 0%-30% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	69.5%
White	69.3%
Black / African American	68.9%
<i>Asian</i>	81.9%
American Indian, Alaska Native	78.9%
<i>Pacific Islander</i>	100.0%
Hispanic	72.3%

Percent with Severe Housing Problems: 30%-50% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	26.6%
White	25.9%
Black / African American	27.2%
Asian	34.4%
American Indian, Alaska Native	0.0%
Pacific Islander	0.0%
Hispanic	22.9%

Percent with Severe Housing Problems: 50%-80% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	7.4%
White	7.9%
Black / African American	6.2%
Asian	11.5%
American Indian, Alaska Native	3.1%
Pacific Islander	0.0%
Hispanic	15.9%

Percent with Severe Housing Problems: 80%-100% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	2.5%
White	2.6%
Black / African American	2.2%
Asian	3.9%
American Indian, Alaska Native	0.0%
Pacific Islander	0.0%
Hispanic	5.3%

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at experience housing cost burden at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all households within a jurisdiction are housing cost burdened and 70% of Hispanic households are housing cost burdened. In this case, Hispanic households have a disproportionately greater need. The percent of housing cost burdened households is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with housing cost burden by the total of households. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following table.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	81,695	25,135	28,705	4,030
White	47,220	10,610	9,005	1,010
Black / African American	28,235	13,080	17,580	2,475
Asian	2,025	485	740	380
American Indian, Alaska Native	215	64	15	0
Pacific Islander	0	0	15	0
Hispanic	2,605	585	725	125

TABLE 19 – GREATER NEED: HOUSING COST BURDENS AMI

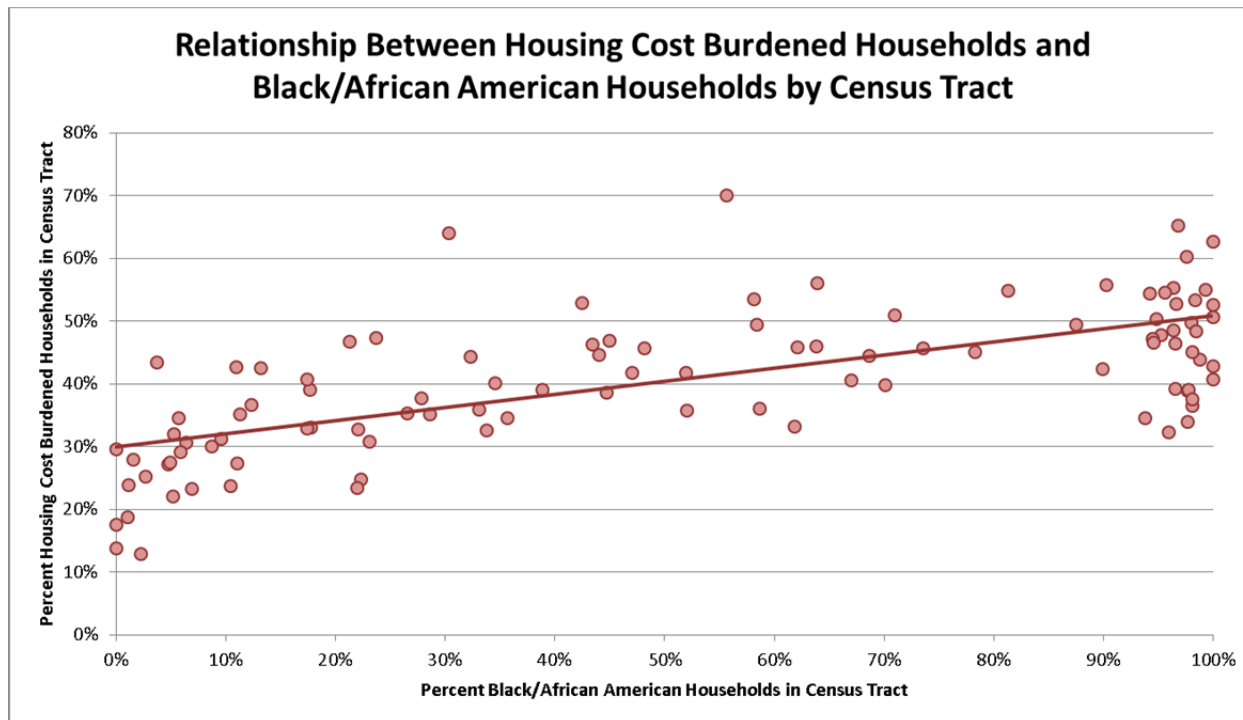
Data Source: 2011-2015 CHAS

Discussion

In the City of St. Louis, Blacks/African Americans experience housing cost burden (over 30%) and severe housing cost burden (over 50%), when combined, at a disproportionately greater rate than the jurisdiction as a whole. Blacks/African Americans experience severe housing cost burden at a rate 8% points higher than the jurisdiction as a whole, which, while not technically meeting the definition of disproportionately greater need, is still a notable disparity. In addition, Pacific Islanders experience severe housing cost burden at a disproportionately greater rate.

The disproportionately greater housing cost burden of Black/African American households is particularly notable for two reasons. First, Blacks/African Americans make up approximately half of the total population of the City of St. Louis according to the 2010 Census and there are 30,660 Black/African

American housing cost burdened households according to the HUD CHAS data, so there is a high magnitude of need that the City of St. Louis has to find creative ways to address with limited public subsidy. Second, Black/African American households facing housing cost burden are more likely to be geographically concentrated in Census Tracts with fewer job opportunities, fewer retail options, higher crime rates, weaker housing markets, and poorer health outcomes. As is demonstrated in the following chart, Census Tracts with high percentages of Black/African American households are likely to be Census Tracts with high percentages of housing cost burden, which may ultimately create broader neighborhood effects that disproportionately burden Black/African American households regardless of their specific housing cost burden status.



While the disparities faced by American Indians/Alaska Natives and Pacific Islanders need careful attention, it is also important to note that the population belonging to these two racial and ethnic groups makes up a relatively small portion of the City of St. Louis population as a whole, and thus these disproportionately greater needs must be addressed as one component of a comprehensive strategy that considers all the housing needs of the population.

Housing cost burden disproportionately greater needs are shown in the following table, which were created using the HUD-provided CHAS data displayed in the tables in the previous sections.

	Percent Housing Cost Burden 30% - 50%	Percent Severe Housing Cost Burden > 50%	Percent Housing Cost Burden at Any Level (30%-50% or >50%)
Jurisdiction as a whole	18.0%	20.6%	38.6%
White	15.6%	13.3%	28.9%
<i>Black / African American</i>	21.3%	28.6%	<i>50.0%</i>
Asian	13.4%	20.4%	33.7%
American Indian, Alaska Native	21.8%	5.1%	26.9%
<i>Pacific Islander</i>	0.0%	<i>100.0%</i>	<i>100.0%</i>
Hispanic	14.5%	17.9%	32.4%

NA-30 Disproportionately Greater Need: Discussion

Disproportionately Greater Need: Racial and Ethnic Groups

As detailed in the previous sections, the City of St. Louis has several racial and ethnic groups with disproportionately greater housing needs in at least one income/need category: American Indians/Alaskan Natives, Pacific Islanders, Asians, and Blacks/African Americans.

Of these racial and ethnic groups with disproportionately greater needs, Blacks/African Americans make up the highest percentage of the City of St. Louis' population. There are 30,660 Black/African American households with housing cost burden, and Black/African American households experience housing cost burden at a rate of 50% as opposed to a rate of 39% for the jurisdiction as a whole. If the City of St. Louis were to set, as an initial step, a goal to reduce the percentage of Black/African American households with housing cost burden to the current jurisdictional rate of 39% (i.e., 22,720 Black/African American households with housing cost burden), they would have to serve 7,940 Black/African American households with either affordable housing units/vouchers (to reduce housing costs), job training and placement services (to increase household income), or a combination of both. This would obviously take a high magnitude of public subsidy, grants, or private investments to be feasible. Realistically, the development of affordable housing units alone will not be able to solve the cost burden challenges for the majority of very low income households because the problem is not primarily the cost of housing, but the lack of income. A multi-faceted strategy, including tenant-based vouchers and strategies to repair credit and increase incomes, is needed.

Additional Needs Not Identified Above

During the Geographic Focus Groups with neighborhood leaders and community development practitioners held as part of the public engagement process for the Consolidated Plan, additional housing needs were identified that, if addressed, would most likely benefit some of the households in racial or ethnic groups with disproportionately high need.

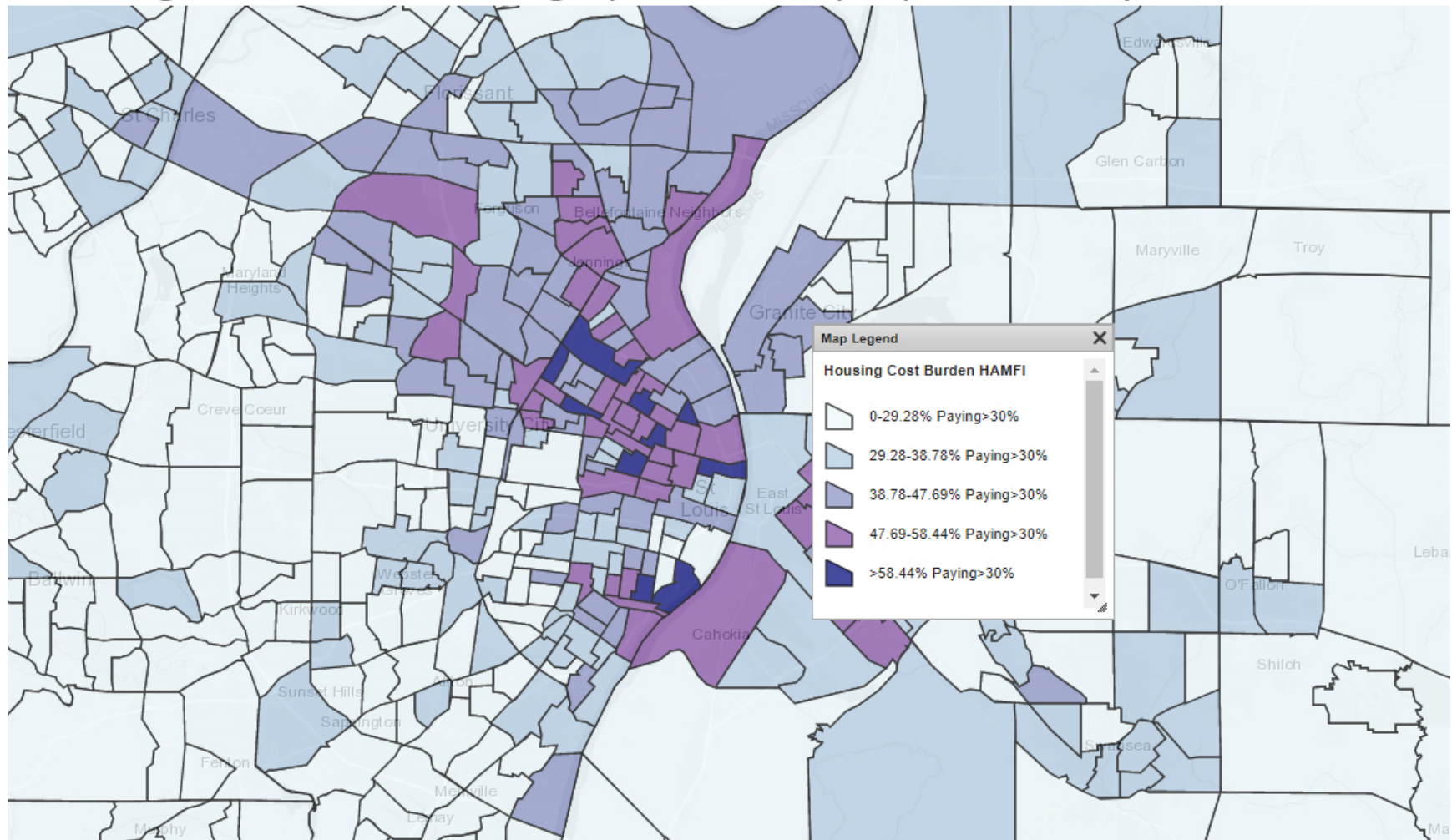
Housing needs identified during Geographic Focus Groups included emergency home repair and weatherization services for senior residents and other low income home owners, more housing developments that incorporate mixed-income and mixed-use elements to create long-term sustainability for both owners and renters of all incomes, financial assistance for initial rental deposits (first and last month's rent plus security deposits), which are often a barrier to lower-income renter households who otherwise could afford the monthly rental housing costs, and a need for safe housing for 17-24 year olds with children, who are particularly vulnerable to physical abuse and prostitution. In addition, focus group participants pointed out the need for wraparound services (substance abuse, job training, childcare services, financial literacy, and other services) to address issues impacting tenants. These services could help alleviate some of the pressures that sometimes go hand in hand with severe housing cost burden.

Geographies of Disproportionately Greater Need

Housing cost burden (households paying more than 30% of their income on rent or ownership costs) is the most common housing problem in the City of St. Louis and is reflected in all the disproportionate need tables above (housing cost burden and/or severe housing cost burden is one of the four “housing problems” considered in sections NA-15 and NA-20.)

The following map from HUD CPD Maps shows Census Tracts where households face disproportionate cost burdens. For the jurisdiction as a whole, 39% of households have some level of housing cost burden. Thus, Census Tracts with somewhere between 29% and 49% - the Census Tracts shown on the map in the two middle blue tones – have housing cost burden relatively consistent with the jurisdiction as a whole. Census Tracts in the purple color on the map are ones in which over 49% of households have housing cost burden – these are Census Tracts with disproportionately greater need. Tracts in the very lightest white-blue color have far less need than the jurisdiction as a whole.

Housing Cost Burden - Geographies of Disproportionately Greater Need



Aug. 2019

Source: <https://egis.hud.gov/cpdmaps>

NA-35 Public Housing

Introduction

SLHA operates two major HUD funded programs, Public Housing and Housing Choice Vouchers. SLHA currently has 2,790 public housing units in 47 developments. SLHA currently has 6,171 tenant-based vouchers and 208 Veterans Affairs Supportive Housing vouchers allocated to its HCV program. However, the HCV program is budget-based, meaning that available funding, as well as the total number of vouchers allocated, can limit the number of households served. Unlike public housing, SLHA's jurisdiction for HCV is not limited to St. Louis City. SLHA participates in a regional approach to the HCV program. The Housing Authority of St. Louis County also has a large HCV program. For many years, program participants of both housing authorities have been allowed to use their voucher in either the City or the County.

Public Housing by Program Type

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,790	6,171	0	6,171	208	0	0

*INCLUDES NON-ELDERLY DISABLED, MAINSTREAM ONE-YEAR, MAINSTREAM FIVE-YEAR, AND NURSING HOME TRANSITION

TABLE 20 - PUBLIC HOUSING BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,010	10,416	0	10,305	9,211	16,490
Average length of stay	0	0	6	5	0	5	0	9
Average Household size	0	0	2	2	0	2	1	5
# Homeless at admission	0	0	0	Unknown	0	Unknown	0	0
# of Elderly Program Participants (>62)	0	0	587	653	0	649	2	0
# of Disabled Families	0	0	699	1,496	0	1,453	37	0
# of Families requesting accessibility features	0	0	2,659	Unknown	Unknown	Unknown	Unknown	Unknown
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

TABLE 21 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Race of Residents

Race of Residents									
Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	52	242	0	235	6	0	0
Black/African American	0	0	2,600	5,921	0	5,784	75	1	0
Asian	0	0	4	8	0	8	0	0	0
American Indian/Alaska Native	0	0	1	6	0	6	0	0	0
Pacific Islander	0	0	2	7	0	7	0	0	0
Other	0	0	0	0	0	0	0	0	0

*INCLUDES NON-ELDERLY DISABLED, MAINSTREAM ONE-YEAR, MAINSTREAM FIVE-YEAR, AND NURSING HOME TRANSITION

TABLE 22 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	25	121	0	117	4	0	0
Not Hispanic	0	0	2,634	6,063	0	5,923	77	0	0

*INCLUDES NON-ELDERLY DISABLED, MAINSTREAM ONE-YEAR, MAINSTREAM FIVE-YEAR, AND NURSING HOME TRANSITION

TABLE 23 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment

The St. Louis Housing Authority does not request information related to special accessibility needs when applicants apply for public housing, but in general, a high percentage of the applicants for senior housing units have need for units with no stairs, low thresholds, wheelchair accessible bathrooms, and walk-in showers.

As of January 2019 there were 10,906 families on the public housing waiting list and 19,736 families on the Housing Choice Voucher waiting list. 81.6% of the families on the public housing waiting list and 83.3% of the families on the section 8 tenant-based rental assistance waiting list had female heads of household. 5.9% of the families on the public housing waiting list and 2.3% of the families on the section 8 waiting list claimed a disability. 5.9% of the families on the public housing waiting list and 0.6% of the families on the section 8 waiting list were elderly households. 91.3% of the families on the public housing waiting list and 91.5% of the families on the section 8 waiting list were African American. The average income of families on the public housing waiting list was \$7,141 and the average income of families on the section 8 waiting list was \$8,720. 46.6% of the families on the public housing waiting list needed two or more bedrooms and 46.8% of the families on the section waiting list needed two or more bedrooms.

The St. Louis Housing Authority does not collect data on the immediate needs of residents of public housing and the Housing Choice Voucher program. Since the majority of people in these programs are extremely low-income, their most immediate needs are likely poverty-driven, i.e., access to health care, access to healthy foods, reliable transportation, higher paying jobs, high-quality childcare and schooling, etc.

Most Immediate Needs: Public Housing Residents and Housing Choice Voucher Holders

The St. Louis Housing Authority does not consider itself expert on the population at large. Its residents become clients because they lack access to affordable housing options. Comparatively, they assume that within the St. Louis population at large, a significantly smaller percentage is housing cost-burdened (spending more than 30% of their income on housing).

NA-40 Homeless Needs Assessment

Introduction

There are two key sources for data on the needs of the City of St. Louis homeless population. The first source is the City's Homeless Management Information System, or HMIS, where records are kept on the age, race, and gender of persons utilizing the services of the Continuum of Care. The second source of information on homeless needs is the annual Point in Time (PIT) count. On January 30, 2019, the City of St. Louis Human Services Department and the St. Louis City Continuum of Care (CoC) conducted the most recent PIT count, in conjunction with numerous local homeless services agencies and volunteer citizens. 1,031 homeless persons were identified on the day of the PIT. This is an increase of 82 homeless persons (7.95%) from 949 homeless persons counted in 2018.

For the January 30, 2019 PIT count, survey forms were distributed by staff and volunteers at emergency shelters, transitional housing programs, lunch sites, and multiple street locations, with precautions taken to prevent duplication. The count was conducted during a 14-hour period by participants of the St. Louis City Continuum of Care and volunteers from the community.

Data source for this information is the 2019 Point in Time (PIT) inventory counts

<https://www.stlouis-mo.gov/government/departments/human-services/homeless-services/documents/upload/2019-Point-In-Time-Housing-Inventory-Counts-PDF.pdf>

Homeless Needs Table

Population	Sheltered	Unsheltered	Estimated the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
Persons in Households with Adult(s) and Child(ren)	285	0	1,355	703	529	191
Persons in Households with Only Children	7	0	14	10	2	334
Persons in Households with Only Adults	686	53	2,246	849	762	582
Chronically Homeless Individuals	184	7	612	95	276	1,399
Chronically Homeless Families	8 households/ 19 persons	0	173 households/ 494 persons	12 households/ 32 persons	35 households/ 111 persons	445
Veterans	131	10	485	153	121	654
Unaccompanied Youth	43	3	273	158	129	372
Persons with HIV	51	0	233	42	55	1,178

Race and Ethnicity of Homeless

Race	Sheltered	Unsheltered (optional)
White	209	11
Black or African American	720	40
Asian	8	0
American Indian or Alaska Native	5	1
Pacific Islander	4	0
Multiple Races	32	1

Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	23	2
Not Hispanic	955	51

Veterans and Families with Children

During the January 2019 Point in Time count, 145 Veterans were identified out of the 1,031 total homeless populations. The number of homeless Veterans is an increase of 8 homeless Veterans from 137 homeless Veterans in 2018, or a 5.5% increase. However, the number of Veterans found in the 2017 PIT count was much higher at 172. Over the last 2-year period there's been a decrease of 16% overall. More importantly, the community has increased Veteran Street Outreach and identification efforts leading to a better count of Veterans that are experiencing homelessness.

For Families, both the number of households and the number of total persons in households have decreased in the last year. In 2018 there were 330 persons in 112 sheltered homeless households. In 2019 those numbers decreased to just 285 persons in 105 households. This is a 13.6% reduction in total persons and 6% reduction in the number of family households experiencing homelessness in emergency shelters and transitional housing programs. In both 2018 and 2019 there were 0 family households found to be unsheltered.

Homelessness by Racial and Ethnic Group

According to HMIS data on the demographics of persons served by the Continuum of Care between 9/1/2018 and 8/31/2019, 81% of people served are Black or African American. The overwhelming majority of persons in Emergency Shelter (78%), Transitional Housing (75%), Rapid Rehousing (88%), or Permanent Supportive Housing (81%) are Black or African American. These statistics are alarming and through resources being made available from HUD the City and the CoC are beginning to have discussions about the huge racial disparities seen in this community.

Of the total population of persons served in Emergency Shelter, Transitional Housing, Rapid Rehousing, and Permanent Supportive Housing, overall, only 2% were of Hispanic descent.

Unsheltered and Sheltered Homelessness

Chronically unsheltered homeless persons often face substantial barriers that making it more difficult to reach, serve, and house them than other (sheltered) homeless populations. The federal United States Interagency Council on Homelessness (USICH) estimates that, although they make up about 10% of all homeless persons, the chronically homeless consume more than half of all resources directed at homelessness such as health care, law enforcement, emergency services, and short-term housing.

Among the barriers faced by many chronic homeless persons are these:

- Alcoholism and other forms of chemical dependency
- Long-term, untreated — or sporadically treated — mental illness
- Comorbid substance abuse disorders and mental illness
- Physical health problems, many related to exposure to the elements, unsanitary conditions, and lack of regular care
- Poor employment backgrounds, lack of education and job skills
- Criminal histories
- Poor credit
- Disconnection and alienation from families and friends

Within the ranks of the long-term homeless, experts distinguish three subgroups, which are not distinct and often overlap:

1. Those driven into homelessness primarily by economic circumstances such as job loss, bankruptcy, eviction, and foreclosure. Many, if not most, people can endure one of these catastrophic events and still have a place to live. However, if the disasters come in a series, or if they afflict people with weak support mechanisms, they can lead to long-term homelessness. After they become homeless, these persons often develop behavioral disorders due to repeated and excessive trauma.
2. Those whose homelessness can be largely traced to pre-existing behavioral health disorders, generally substance addictions, and/or severe and persistent mental illnesses. The existence and large size of this group are in large measure a direct result of the deinstitutionalization movement that started in the 1980s.
3. Those without behavioral disorders who consciously and willfully choose to live homeless. This is by far the smallest group, and some in the group are motivated by spiritual or political considerations. There is considerable debate in the human services community concerning whether housing or services should ever be forced on this group.

NA-45 Non-Homeless Special Needs Assessment

Introduction

The HOPWA program serves an Eligible Metropolitan Statistical Area (EMSA) that is a complex bi-state region of urban, suburban, and rural communities, encompassing seven counties and the independent City of St. Louis in Missouri and eight counties in Illinois.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	10,174
Area incidence of AIDS	129
Rate per population	
Number of new cases prior year (3 years of data)	209
Rate per population (3 years of data)	9.9
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	6,230
Area Prevalence (PLWH per population)	294.3
Number of new HIV cases reported last year	247

TABLE 24 – HOPWA DATA

Data Source: Missouri Department of Health and Human Services

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	154
Short-term Rent, Mortgage, and Utility	408
Facility Based Housing (Permanent, short-term or transitional)	38

TABLE 25 – HIV HOUSING NEED

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Characteristics of Special Needs Populations

A disproportionate share of those affected by HIV/AIDS face socio-economic challenges (poverty, lack of education, and unemployment), making them more vulnerable to a variety of co-occurring conditions, including mental illness and substance abuse. The number of people living with HIV/AIDS who are in need of ongoing rental assistance and support in order to achieve housing stability and improved access to care continues to grow.

Housing and Supportive Service Needs

Needs assessment activities completed over the last several years, including client surveys and focus groups, demonstrate that the demand for housing services remains far higher than the amount of funding available to support housing services in the EMSA.

To estimate the unmet needs in the table above, Project Sponsors were asked about unmet needs. The project sponsor administering TBRA and STRMU funding in both the Missouri and Illinois parts of the EMSA is also a HOPWA competitive grantee. Unmet need estimates were obtained from the number of individuals on the TBRA waiting list and from Ryan White case manager referrals for housing services. Case managers are asked to enter referrals regardless of whether a service is available, which shows need. Estimates were derived from all referrals closed or denied based on funding not being available, lack of housing capacity (facility-based only), becoming ineligible due to program guidelines and/or reaching a cap for a specific service without achieving housing stability.

Continued funding for housing services to persons with HIV/AIDS remains vital to public health. Research confirms a structural link between stable housing, health outcomes, and healthcare costs among people living with HIV/AIDS. Currently, the EMSA is focusing on continuing to serve needs for facility based, tenant-based rental assistance, short term mortgage assistance, rent and utilities assistance, case management, and housing information services. Over 150 clients received on-going tenant-based rental assistance in the form of monthly rent subsidies, and 11 clients gained employment and transitioned off the program. Funds for short term rent, mortgage, and utility assistance assisted 400 clients to prevent homelessness of the tenant or mortgagor of the dwelling and their household. Also, over 1,300 clients received housing information services including housing coordination services, information, and referral to assist program participants in the achievement of housing goals related to locating, acquiring, financing and maintaining housing. Permanent housing placement to include security deposits was added as a service category to help eligible persons establish a new residence where on-going occupancy is expected to continue. Over 1,000 clients received supportive services by well qualified program staff on a continual basis.

NA-50 Non-Housing Community Development Needs

Public Facilities Needs

A broad range of publically-owned and publically-funded community facilities exist throughout the City of St. Louis. These include schools (public schools, charter schools, and magnet schools) and a variety of non-profit-operated facilities, including education and youth centers, human services providers, arts and recreation centers, and health service providers.

In general, public facilities are well-distributed throughout the City of St. Louis. The greatest concentration of all public facilities (with the exception of schools) is the east-west central corridor bounded by I-44 to the south and Delmar Boulevard to the north. The lowest concentration of non-profit facilities occurs generally south of Chippewa in the in the south east quadrant of the City (including the neighborhoods of, Gravois Park, Dutchtown, Carondelet, Mount Pleasant Patch, and Marine Villa) and north of Martin Luther King Jr. Boulevard. However, it is important to note that the core of North St. Louis City (south of I-70) is generally well-served by both Education/Youth and Human Services non-profits. In general, the South St. Louis neighborhoods of Patch, Carondelet, Dutchtown, and Mount Pleasant are the most underserved in the City despite the presence of community development nonprofits in the area.

Access to accredited schools follows a similar pattern. As with non-profits, the lowest concentration of schools occurs in the Patch, Carondelet, Dutchtown, and Mount Pleasant neighborhoods in the southeast quadrant of the City; the Walnut Park, North Point, and Baden neighborhoods north of I-70; the extreme west end of the central corridor (Wydown Skinker, Skinker DeBaliviere, and the West End Neighborhood), and the Central West End. In addition, there is a marked lack of neighborhood schools in southwest St. Louis City. While some of these areas clearly correspond to neighborhoods with depressed housing markets, others (Wydown Skinker, Skinker DeBaliviere, the Central West End, and south-west St. Louis City) are among the strongest residential markets in the City. This disparity is explained by the fact that many of these strong residential markets are also home to parochial and other privately operated primary schools.

Public Improvements Needs

The City of St. Louis as a whole faces issues of aging and decaying public infrastructure, including streets, alleys, sidewalks, street lighting, and public landscaping. Improvements to public infrastructure are often completed in cooperation with adjacent landowners (e.g. 50/50 sidewalk repair program) or non-profit organizations, including special business districts or community-based development organizations. As a result, neighborhoods with depressed residential markets have typically not received the same level of public improvements investment as those with well-functioning residential and commercial markets.

While matching funds programs and partnerships with non-profits and other organizations are a critical component to maximizing the impact of public dollars spent, economically-the residents of underserved areas face barriers that prevent them from benefitting from these programs. A portion of any program funds for public improvements should be allocated to providing 100 percent of public improvements in Geographic Target Area 3 (market clusters G, H, & I). Priority improvements should include the installation and/or repair of street lighting and pedestrian lighting; repair and/or replacement of sidewalks to ensure ADA-accessibility; and installation of ADA-compliant curb cuts at all intersections. The goal of these improvements should be to bring all St. Louis neighborhoods up to minimum standards of universal accessibility.

Public Services Needs

As outlined above in Public Facilities Needs, public services organizations are generally well distributed throughout the City of St. Louis. Nevertheless, outcomes in terms of educational attainment, employment, health and healthcare access, and public safety, still face significant geographic disparities.

These disparities are largely concurrent with the residential market characteristics, with poor outcomes concentrated north of Delmar Boulevard (specifically The Greater Ville, Hyde Park, Wells-Goodfellow, Baden, and Riverview neighborhoods) and neighborhoods in the southeast quadrant of the City (neighborhoods such as Tower Grove East, Gravois Park, Dutchtown, Carondelet, Patch, and Marine Villa). These disparities indicate that, in spite of the presence of public services organizations, residents in these geographies are not being connected to services.

Public safety and crime prevention is the single key public service need identified City-wide. This data was corroborated by the citizen engagement process. Other key public service needs include the provision of early childhood education and daycare services necessary for parents to retain jobs or attend school, after-school education, and recreational programs for youth, and senior supportive services to ensure health care access, mobility, recreation opportunities, and access to healthy meals.

MA-05 Overview

Housing Market Analysis Overview

The City of St. Louis is challenged by population decline (beginning to stabilize in recent years), a slow-growth region, a large low income population, high rates of housing cost burden, and high real estate development costs combined with relatively low real estate market values. Between 2000 and 2015, the population of the City of St. Louis decreased from 348,189 to 317,850 people. This represents a 9.6 percent decline. Furthermore, St. Louis' population loss has occurred in the context of the St. Louis Metropolitan Statistical Area (MSA), which is a slow-growth region as a whole. While the region has performed slightly better than the City of St. Louis, it still exhibited net negative growth. As a result, localized growth within the City (or the region) comes at the expense of population loss in other areas. Furthermore, this weak housing market depresses property values and property taxes, which limits the City's tax base and negatively impacts general revenues available for infrastructure maintenance, improvement, and community development initiatives.

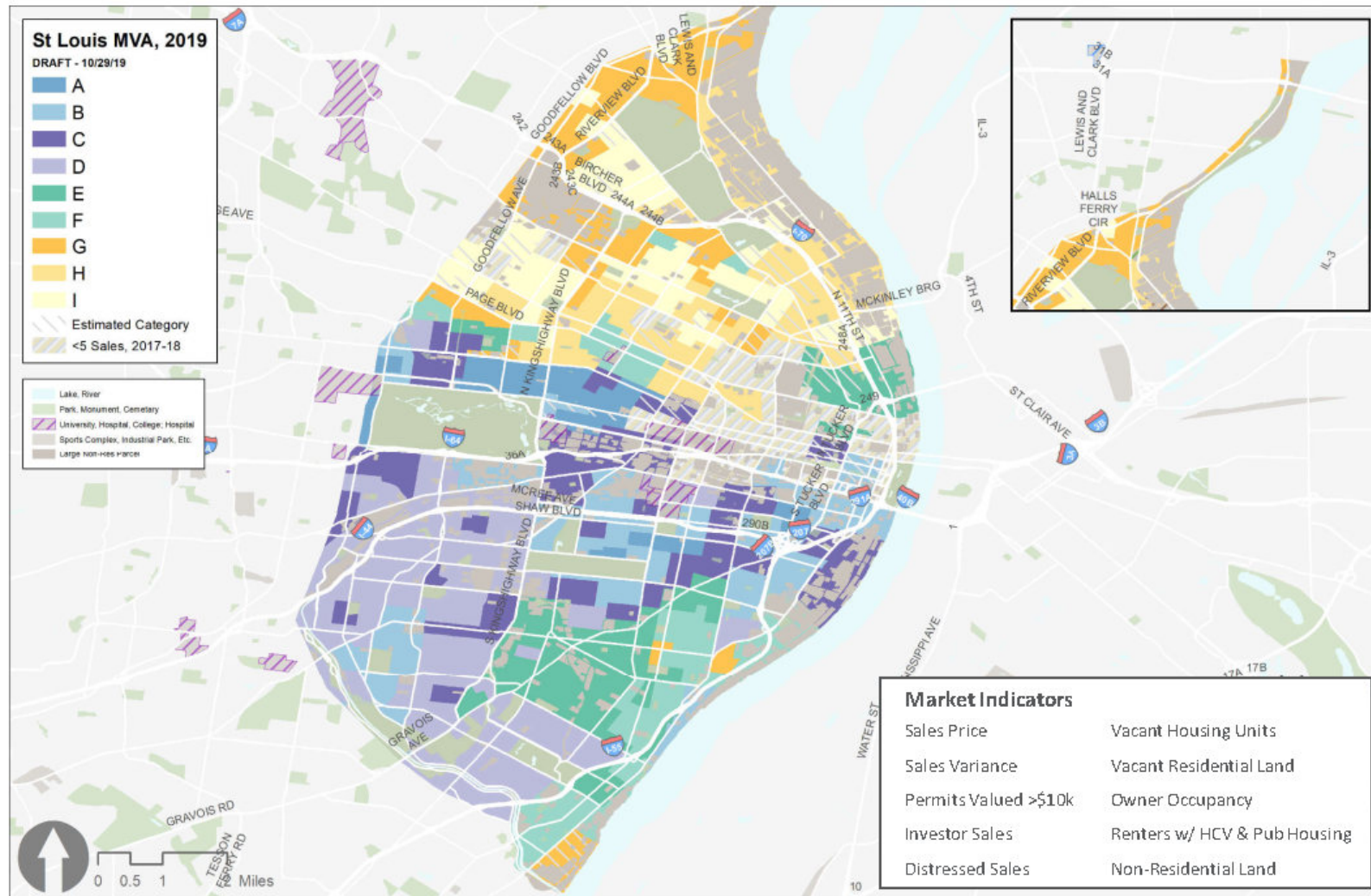
However, even within a weak City of St. Louis housing market overall, there is a high range of variability in residential market types, which in turn points to a variety of potential strategies to build on strengths and assets to improve the quality of life for all residents. To better understand these market types within the City of St. Louis, in April 2019, The Reinvestment Fund (TRF), in partnership with the City of St. Louis, produced a Residential Market Analysis (MVA) for the City of St. Louis, an update of the MVA that was completed in 2014.

The MVA is a tool that can help City of St. Louis public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit. This statistical tool uses market data to classify geographic areas, varying market types within the City, and the unique needs of each neighborhood. Market types are designated according to clustering similar characteristics, including housing sale prices, vacancy, percent non-residential, building permit activity, foreclosures, and subsidized rental stock. The MVA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

The MVA map and underlying data will continue to be used in future notices of funding availability for housing in order to preference applications for housing development that are the appropriate type and scale given the residential market value.

The MVA is also referenced at several points in the following Market Analysis sections in order to lend additional local context to some of the CHAS and American Community Survey tables.

St. Louis Market Value Analysis, 2019



MA-10 Number of Housing Units

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	74,810	43%
1-unit, attached structure	7,210	4%
2-4 units	51,910	30%
5-19 units	15,525	9%
20 or more units	25,275	13%
Mobile Home, boat, RV, van, etc.	865	0%
Total	175,595	100%

TABLE 26 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	195	0%	3,890	5%
1 bedroom	5,415	9%	33,275	45%
2 bedrooms	23,795	39%	27,350	35%
3 or more bedrooms	31,860	52%	13,775	18%
Total	61,265	100%	78,290	101%

TABLE 27 – UNIT SIZE BY TENURE

Data Source: 2011-2015 ACS

Number and Targeting of Assisted Units

According to HUD's *2018 Picture of Subsidized Households*, the City of St. Louis has 14,597 subsidized units available. The St. Louis Housing Authority currently has 2,790 public housing units. Approximately 600 project-based Housing Choice Vouchers, 6,171 tenant-based vouchers and 208 Veterans Affairs Supportive Housing vouchers are allocated to SLHA's HCV program. The City of St. Louis also has 7,780 Low Income Housing Tax Credit (LIHTC) units.

In terms of income targeting, LIHTC units are often targeted to households at 60% AMI (although some are targeted to households at 50% AMI or 30% AMI). In terms of geographic targeting, the targeting of LIHTC units is challenging due to the number and type of stakeholders involved. A developer must be able to acquire a suitable development site, apply for tax credits from the Missouri Housing Development Commission, and be approved for tax credits in a highly-competitive state-wide process that takes into account a wide range of criteria from unit cost to neighborhood assets and amenities to MBE/WBE participation in the project. Though LIHTC projects have not traditionally been geographically targeted, a map of existing projects can be found in Section MA-15 of this Consolidated Plan that shows LIHTC units are more prevalent in north City, and least prevalent in the southwest quadrant of the City. This is

largely a function of available land (often via the Land Reutilization Authority) and land acquisition cost (which in turn affects the per-unit cost of the development, a critical factor in determining tax credit allocation).

Units Expected to be Lost from the Affordable Housing Inventory

A total of 3,369 existing assisted housing units are at risk of being lost from the affordable housing inventory during the five-year time period from 2020-2024. However, just because a unit (or units) is/are at risk of being lost from the affordable housing inventory, doesn't mean that the owner will choose to operate the unit(s) as a market rate property. Furthermore, and more importantly, in weak housing market cities like the City of St. Louis, where the median household income in the City is significantly lower than the Area Median Income for the Metropolitan Statistical Area, HUD-mandated affordable rents do not always differ significantly from the maximum rents a property owner might be able to get on the open market.

Expiring Section 8 Contracts:

There are a total of 732 units with project-based Section 8 Contracts set to expire between the year 2020 and the year 2024, the last year of this Consolidated Plan period. In the City of St. Louis, one of two things is likely when a project-based Section 8 Contract expires. First, it is likely that a property owner would try to renew the contract. Secondly even if the contract is not renewed, it is likely that the rents will not increase dramatically, due to competition from other low-cost rental housing.

Expiring Low Income Housing Tax Credit (LIHTC) Land Use Restriction Agreements:

There are a total of 2,637 LIHTC units set to exit their 15-year compliance period between the years 2020 and 2024, the last year of this Consolidated Plan period. These units could theoretically be lost from the affordable housing inventory.

Low Income Housing Tax Credit rules require a 30-year period of affordability for LIHTC projects, starting the year the projects are placed in service. The 30-year affordability period is split into two portions: a 15-year mandatory compliance period and a 15-year extended affordability period that owners can technically "opt out" of. While the Missouri Housing Development Commission (MHDC) currently strongly encourages owners to waive their "opt out" rights ahead of time when initially applying for tax credits, 15 years ago many owners did not pre-opt out.

At Year 14 of the initial 15-year compliance period, owners of LIHTC properties can apply to MHDC to "opt out" of the extended 15-year affordability requirement. There is an extensive application process to opt out of the extended affordability requirement, and MHDC must market the property for one year to potential new owners who will agree to operate the property as affordable housing. If the property is not sold to a new owner (and it is unlikely that it will be, due to the formula used to determine the required sale price of the LIHTC property), the original owner can then convert the property to market rate, although there is a 3-year period wherein the original owner cannot evict any of the existing low-income tenants.

Similar to when a Section 8 contract expires, when a LIHTC property exits its affordability period, the rents are unlikely to change dramatically due to competition from other low-cost rental housing in the market. However, the units will no longer be restricted to occupancy by low-income households, meaning the owner can rent to any household in the larger rental market.

Availability of Housing Units vs. Needs of the Population and Need for Specific Types of Housing

Despite the St. Louis Metropolitan Statistical Area being a relatively weak housing market when compared to the nation as a whole, there remains a strong need for affordable and workforce housing.

Overall, our relatively low rental costs and home values are still too high for the very low incomes of a very high proportion of low-income households, and many households experience housing cost burden challenges.

However, there is also a need for market rate housing or slightly higher-value housing (for example, subsidized housing serving 80%--120% AMI in neighborhoods with a high concentration of households at or below 50% AMI) that can build a foundation for mixed-income neighborhoods. While the affordability of the housing in many of our neighborhoods serves a very real need, the low home sales values have implications for long-term neighborhood sustainability. For example, economic development initiatives in neighborhoods without a mix of different incomes are more challenging and existing home owners in weak market neighborhoods do not have the opportunity to build wealth from their investment if housing market values are depressed.

MA-15 Housing Market Analysis: Cost of Housing

Introduction

Despite high percentages of housing cost burden and the high need for affordable units, the City of St. Louis is a relatively low cost housing market. The *fundamental affordability challenge* in the City of St. Louis remains low household incomes combined with high construction and rehabilitation costs that prevent housing that is affordable to these low incomes from being provided by the private market without deep subsidy.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	119,900	120,400	0%
Median Contract Rent	479	565	18%

TABLE 28 – COST OF HOUSING

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	29,365	38%
\$500-999	41,425	53%
\$1,000-1,499	5,790	7%
\$1,500-1,999	1,155	1%
\$2,000 or more	550	1%
Total	78,285	100%

TABLE 29 - RENT PAID

Data Source: 2011-2015 ACS

Housing Affordability

Units affordable to Households earning	Renter	Owner
30% HAMFI	9,650	No Data
50% HAMFI	33,210	11,830
80% HAMFI	61,000	24,500
100% HAMFI	No Data	32,325
Total	103,860	68,655

TABLE 30 – HOUSING AFFORDABILITY

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	609	692	896	1,187	1,388
High HOME Rent	609	692	896	1,187	1,388
Low HOME Rent	609	692	896	998	1,113

TABLE 31 – MONTHLY RENT

Data Source: HUD FMR and HOME Rents

Sufficient Housing for Household Income Levels

There is not sufficient housing available that is affordable to households earning less than 30% AMI. While there are 9,650 rental units affordable to households at 30% AMI, there are 36,970 renter households at the 30% AMI income level, leaving a gap of 27,320 rental units needed. This is a substantial increase from the 2015-19 Consolidated Plan, which identified close to 27,000 units and a gap of around 17,000 units.

While there are 9,650 rental units affordable to households at 30% AMI, there are 36,970 renter households at the 30% AMI income level, leaving a gap of 27,320 rental units needed. This is a substantial increase from the 2015-19 Consolidated Plan, which identified close to 27,000 units and a gap of around 17,000 units.

It is extremely difficult to provide affordable housing to households earning less than 30% AMI, which equates to a household income of \$24,440 for a family of four, even utilizing increasingly diminishing public subsidy. At higher income levels, according to the HUD CHAS data, there are theoretically sufficient housing units affordable to meet demand. However, in general, there are high levels of housing cost burden in the City of St. Louis, and households may not be able to find an appropriate unit in livable condition at the location and at the time they need one. Housing unit quality is also a concern for private market rental units in neighborhoods with histories of disinvestment.

Projected Change in Housing Affordability

The median home value has not increased significantly from the baseline year of 2009 to a current value of \$120,400, a less than 1% increase. Median rent has increased 18%, but at \$565/month in 2015, median rent was still at a level well below the HUD Fair Market rent for just an efficiency apartment and 37% below the HUD Fair Market rent for a two-bedroom apartment in this market. Median rent levels this low cannot sustain new investment in housing without substantial subsidy.

The City must balance the desire to serve housing affordability needs with the desires to cultivate neighborhood retail and service options (which require adequate purchasing power to support stores), and improve the residential tax base to support public schools and deconcentrate poverty. The presence of higher home values, higher rents, and higher income households in the City of St. Louis has the potential to positively impact the community as a whole. Household incomes have increased since 2009 alongside a modest rise in home values. Home value trends in St. Louis over the past decade have also roughly mirrored national trends, although they have been somewhat less extreme.

The fundamental affordability challenge in the City of St. Louis remains low household incomes combined with high construction and rehabilitation costs that prevent housing that is affordable to these low incomes from being provided by the private market without deep subsidy. Additional market rate housing that raises the median home values or median rents will not necessarily impact the housing options of these low income households, with the possible exception of a handful of high demand neighborhoods. In these stronger-market, high demand neighborhoods, the best strategy is not to stifle investment, but rather to take steps to preserve the existing affordable housing options in those neighborhoods.

The fundamental affordability challenge in the City of St. Louis remains low household incomes combined with high construction and rehabilitation costs that prevent housing that is affordable to these low incomes from being provided by the private market without deep subsidy. Additional market rate housing that raises the median home values or median rents will not necessarily impact the housing options of these low income households, with the possible exception of a handful of high demand neighborhoods. In these stronger-market, high demand neighborhoods, the best strategy is not to stifle investment, but rather to take steps to preserve the existing affordable housing options in those neighborhoods.

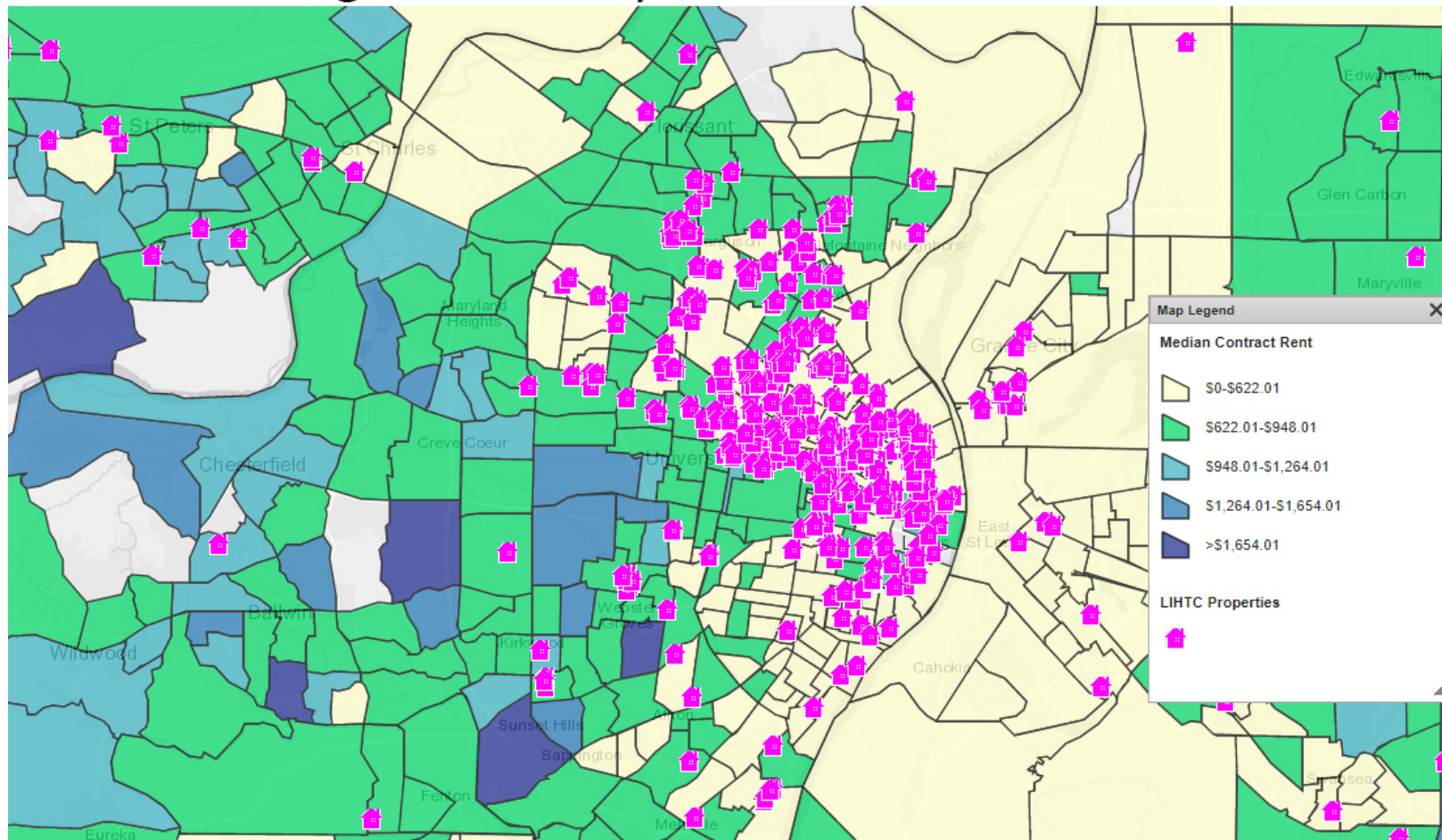
Comparison of HOME Rent and Fair Market Rent to Area Median Rent

Over one third of all renter households pay under \$500 per month in rent, often for larger spaces, while Fair Market Rent starts at \$609 for an efficiency apartment.

When there is community resistance to affordable housing (though there is often not resistance, as many Consolidated Plan Focus Groups pointed out the need for more affordable housing), the resistance often comes from not realizing how close in value affordable rents are to market rate rents. In fact, subsidized affordable housing often diversifies neighborhood incomes by adding higher quality options at a slightly higher price point to attract new families, and is an important strategy not only for increasing the supply of affordable units, but also for stabilizing neighborhoods and building housing markets.

The map below from HUD Office of Community Planning and Development (CPD) Maps shows Census Tracts where the median rent is less than \$622 in light yellow. The map also shows locations of LIHTC investments, although some of the investments have only a small number of units. The darker blue areas on the map are where contract rents are greater than \$1,654 – these stronger markets still contain some LIHTC investments either within the Census Tract or bordering the Census Tract, and it will be important in future years to ensure the relative affordability of rents at these developments is preserved.

Rental Housing Affordability: Median Contract Rent and LIHTC



Aug. 2019

Source: <https://egis.hud.gov/cpdmaps>

MA-20 Housing Market Analysis: Condition of Housing

Introduction

One of the City of St. Louis' unique assets is its historic housing stock. The City has a multitude of local and National Register Historic districts and attractive, brick homes. 58% of all housing units in the City were built before 1950 and 85% before 1980.

While the historic housing stock is an asset, the age of the housing stock also poses a challenge for maintenance and repair, and can also pose a health threat in the form of lead based paint hazards. City Ordinance #69202 is designed to enforce housing standards and identify health hazards for the promotion of the health and wellbeing of the citizens of the City of St. Louis. Under the ordinance, 99% of the City of St. Louis is included within Housing Conservation Districts, meaning that nearly all the housing stock in the City requires a Housing Conservation District Inspection before occupancy is permitted. The Housing Conservation District Inspection is a basic code inspection designed to check for interior building code compliance and meet minimum exterior standards under the International Property Maintenance Code, partially in an attempt to preserve the quality of the City's housing stock (in addition to protecting public safety).

Jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

A substandard condition exists when the conditions of the premises are such that they pose a risk to the health, life, or safety of any actual or potential occupants. Such conditions include multiple code violations, some of which may be significant. These may include such issues as severe structural problems, lack of water, heat, or electricity, lead-based paint hazards, significantly leaking roofs, collapsed sewer laterals, as well as any other conditions that adversely affect any occupants.

A building that is substandard but suitable for rehabilitation is one that, while the premises may pose a risk to the health, life or safety of any actual or potential occupants, and contain multiple code violations, the structural integrity of the building is intact and can be repaired and all code violations and hazards can be remedied.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	16,480	27%	37,590	48%
With two selected Conditions	475	1%	1,460	2%
With three selected Conditions	50	0%	175	0%
With four selected Conditions	0	0%	20	0%
No selected Conditions	44,255	72%	39,040	50%
Total	61,260	100%	78,285	100%

TABLE 32 - CONDITION OF UNITS

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,304	4%	4,460	6%
1980-1999	2,480	4%	6,850	9%
1950-1979	12,265	20%	21,765	28%
Before 1950	44,210	72%	45,220	58%
Total	61,259	100%	78,295	101%

TABLE 33 - YEAR UNIT BUILT

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	56,475	92%	66,985	86%
Housing Units built before 1980 with children present	2,220	4%	800	1%

TABLE 34 - RISK OF LEAD-BASED PAINT

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	19,362 (estimated based on USPS)	0 (estimated based on USPS)	19,362 (Census 2010)
Abandoned Vacant Units	585 (estimated based on USPS)	13,998 (estimated based on USPS)	14,583 (Census 2010)

TABLE 35 - VACANT UNITS

Data Source: Vacant units and abandoned vacant units are taken from the 2010 Census. Vacant units categorized as “other” in the 2010 Census are used as a proxy for abandoned property, as this subset of vacant units includes units that are not being offered for rent, held for future occupancy, or limited to seasonal or occasional uses. While there is no City wide source for whether vacant units are suitable or not suitable for rehabilitation, USPS data was used to determine how many units were vacant for over one year (and these properties were assumed to be a subset of “abandoned vacant units”.) Units vacant for over one year may not be suitable for rehabilitation as they are often damaged by copper and brick thieves and are open to the elements. However, the suitability of a building for rehabilitation depends on many factors, including condition, building type, and architectural significance.

Need for Owner and Rental Rehabilitation

Throughout the City, there is a high need for both owner and rental housing rehabilitation. This need can be clearly seen when driving or walking around many St. Louis neighborhoods, and was brought up multiple times during Consolidated Plan Focus Group discussions.

During Focus Group discussions, participants stated that home repair assistance, especially for seniors, was needed throughout the City. Participants stressed that existing residents of neighborhoods, often life-long senior residents living on fixed incomes, provide stability to neighborhoods, yet often cannot afford home repairs and upkeep. This points to the common problem of households owning “too much house” – a product of both lifestyle shifts (reduction in income or reduction in household size) and the weak residential housing market in many neighborhoods. There are many seniors and smaller families living in homes where the cost needed to fully rehabilitate the house would exceed the value the house could be sold for on the private market.

Funding for owner-occupied home repair, however, was not the only rehabilitation need identified in Focus Group discussions. Code enforcement, especially for problem landlords, was also brought up as an important strategy, and poorly maintained rental units were mentioned on multiple occasions, pointing to the need for more rehabilitation, whether via public incentive programs or stricter enforcement of existing regulations to discourage non-compliance.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with Lead Based Paint Hazards

There are an estimated 48,280 housing units occupied by renter households making less than or equal to 80% of Area Median Income that are at risk for lead based paint hazards. There are an estimated 23,943 housing units occupied by owner households making less than or equal to 80% of Area Median Income that are at risk for lead based paint hazards.

The source for this information is table 13 of the HUD 2012-2016 CHAS dataset, which includes data on the year structures were built by the household income levels of the households living in those structures. While not all housing units built before 1980 have lead based paint hazards, and while many housing units have already been remediated through City of St. Louis Building Division and Community Development Administration lead remediation programs, it is still reasonable to assume that units built before 1980 have some level of risk for lead based paint hazards for the purposed of estimation.

MA-25 Public and Assisted Housing

Introduction

SLHA operates two major HUD funded programs, Public Housing and Housing Choice Vouchers (HCV). SLHA currently has 2,790 public housing units in 47 developments. SLHA currently has approximately 600 project-based vouchers, 6,171 tenant-based vouchers and 208 Veterans Affairs Supportive Housing vouchers allocated to its HCV program. However, the HCV program is budget-based, meaning that available funding, as well as the total number of vouchers allocated, can limit the number of households served. Unlike public housing, SLHA's jurisdiction for HCV is not limited to St. Louis City. SLHA participates in a regional approach to the HCV program. The Housing Authority of St. Louis County also has a large HCV program. For many years, program participants of both housing authorities have been allowed to use their voucher in either the City or the County.

Number of Units by Program Type

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			2,790	6,771	600	6,171	208	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

TABLE 36 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

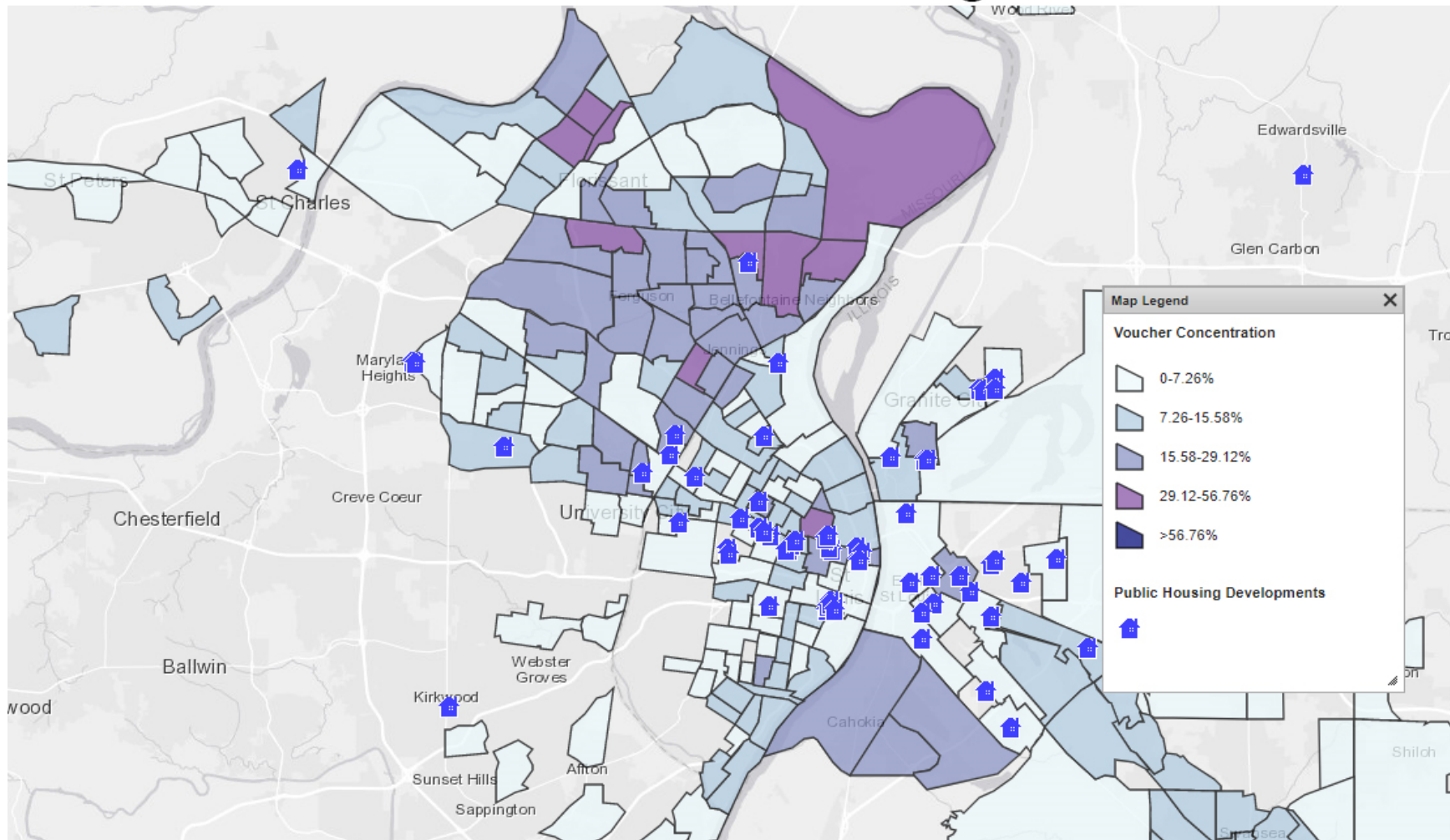
Public Housing Supply

SLHA currently has 2,790 public housing units in 47 developments. One thousand, five hundred ninety-seven (1,597) units are in family developments, 270 are in elderly only developments and 923 are in general population developments. The occupancy rate is 97%.

The public housing units are generally in good condition. From 2000-2014, SLHA comprehensively modernized over 1,850 units, investing over \$185 million in public funds, including a \$17 million bond issue. In addition to modernization activities, SLHA partnered with private for-profit and not-for-profit developers to develop 18 mixed-finance, mixed-income developments. These developments contain over 2,000 units of new rental housing, over 800 of which are public housing. The total development cost was over \$450 million, with over \$275 million in private funds. However, the condition of the public housing inventory in some cases has declined since 2014, in many instances because there is not enough income (either through rental income or operating subsidy) to handle expenses at developments. It demonstrates the urgent need for capital funds from HUD and other sources such as CDBG, HOME, Affordable Housing Trust Fund, etc. All SLHA developments are included in SLHA's Agency Plan.

The following map, taken from HUD's CPD Maps system, shows the location of public housing developments and the concentration of Housing Choice Voucher holders expressed as a percentage of all renter-occupied units. The map includes data from the St. Louis Housing Authority (City of St. Louis) as well as surrounding Public Housing Agencies, meaning that the concentration of HCV holders accurately depicts both St. Louis County Housing Authority program participants who have opted to use their vouchers within the City of St. Louis and SLHA program participants who have opted to use their vouchers in St. Louis County.

Voucher Concentration and Public Housing - St. Louis Con. Plan



Aug. 2019

Source: <https://egis.hud.gov/cpdmaps>

Public Housing Condition

Public Housing Development	Average Inspection Score
Clinton Peabody	71c*
James House	83c
Parkview Apts.	67c*
Badenhaus	72c*
Cochran Plaza	78c*
St. Louis City	73c*
St. Louis Housing Authority	37c*
Vaughn-Murphy Park Phase II	82c*
Residences at Murphy Park - Phase III	63c*
Les Chateaux	82b
King Louis Apartments II	79b*
Senior Living at Renaissance Place	77c
Cahill House at Murphy Park	80c
Renaissance Place at Grand II	81c*
Cambridge Heights	54c*
Cambridge Heights II	64c
Kingsbury	83b
Arlington Grove	60c*
North Sarah Phase II	85c*
Euclid Plaza	82c*
LaSalle Park Village	87b*
Vaughn Family	88b*
King Louis Square	82c
Renaissance Place	84c*
King Louis Square III	84c*
Renaissance Place at Grand III	82c*
Senior Living at Cambridge Heights	85c
North Sarah Phase I	84c*
West Pine Apartments	96b
Gardens at Renaissance Place	91b

TABLE 37 - PUBLIC HOUSING CONDITION

Public Housing Restoration and Revitalization Needs

SLHA's long-term plan for capital improvements seeks to support safe and secure environments for all public housing residents; reposition, redevelop and create new properties; strengthen monitoring and oversight of its property management companies; expand housing opportunities within the Housing Choice Voucher program; expand and diversify funding and partnerships; optimize internal operations; promote and maintain positive community identity

and relationships; and improve the quality of life of public housing residents and Housing Choice Voucher participants through services and programs. The plan also identifies the need to redevelop the Clinton Peabody development.

Strategy for Improving the Living Environment of Public Housing Residents

SLHA's Strategic Plan has nine overarching goals to improve the living environment for families participating in its programs. Implementation of these goals begins during the 2020 calendar year (Year One of the 2020-2024 Consolidated Plan) and will be implemented throughout a five-year period.

1. Support safe and secure environments for SLHA's residents and staff (develop Safety Plan for all properties and sites; work collaboratively with residents, neighbors and the Police Department to foster safe and secure environments; enforce existing policies regarding access to SLHA properties; and identify and address environmental hazards to promote healthy homes)
2. Reposition, redevelop and create new SLHA's properties (update Capital and Property Portfolio Plans; communicate benefits and program changes of new housing programs to internal and external stakeholders; implement Portfolio Plan; and pursue development opportunities)
3. Strengthen monitoring and oversight of Property Management companies (strengthen contract compliance monitoring and enforcement; and create and enforce standards of professionalism and customer service across all properties)
4. Plan and implement redevelopment of Clinton-Peabody (continue to implement actions agreed upon in Consent Agreement; (identify financing to complete redevelopment of Clinton-Peabody; provide clear communication in transparent manner to residents and the community; and develop and Implement plan to redevelop Clinton-Peabody)
5. Expand housing opportunities within the HCV program (improve relations with HCV participants and property owners; increase number of vouchers; and provide mobility support to households that seek to live in areas of opportunity)
6. Expand and diversify funding and partnerships (expand resources for resident services; expand resources for housing opportunities; attract resources from the local civic and business community with specific requests; and leverage instrumentalities to generate additional resources to support the authority's mission)
7. Optimize internal operations (leverage technology for efficiencies and improved performance; optimize processes, procedures and controls; create Business Continuity Plan to ensure critical processes continue in the event of a disruption; retain and attract talent; provide training and professional development opportunities to staff; develop relationships within affordable housing industry to share knowledge and best practices; strengthen internal communication; and create culture of employee engagement and ownership)
8. Promote and maintain positive community identity and relationships (create Public Housing Resident Engagement Plan; create HCV Participant and Property Owner Engagement Plan; strengthen relationships with the community and civic organizations; utilize website and social media more effectively to communicate with stakeholders; create Transparency Plan that provides guidance to public on SLHA engagement; and update communications plan to include crisis communication)
9. Improve quality of life of public housing residents and HCV participants through services and programs (expand resources for resident services, including funding for additional resident services staff; continue implementation of Human Services Plan; prepare for transition for completion of Jobs Plus program; expand residents' access to technology; complete improvements to Al Chappelle Community Center and increase utilization of center for programs and events; and expand access of resident initiatives programs to HCV participants)

MA-30 Homeless Facilities and Services

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	214	0	169	733	
Households with Only Adults	318	286	202	1,207	
Chronically Homeless Households	0	0	0	1,936	
Veterans	2	0	117	388	
Unaccompanied Youth	0	0	10		

TABLE 38 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

Mainstream Services Available to Homeless Persons

Mainstream services include Temporary Assistance to Needy Families (TANF), Social Security, Veteran's Benefits, Food Stamps, and other services.

Qualifying homeless persons for mainstream services is a difficult task for many agencies. Often in the past, a homeless person must go to multiple agencies and complete multiple forms in an effort to qualify for mainstream programs. In many instances, interacting with those mainstream agencies is difficult due to the transient nature of the chronically homeless. The City of St. Louis is trying to move services providers away from this practice and to instead provide holistic social services case management so that clients don't have to move around to a lot of different agencies trying to access various services.

The City of St. Louis advises agencies providing outreach and housing providers to assist with housing and services navigation with clients. Navigation includes helping a client find housing and also helping them to get connected to other social services needed, which includes mainstream benefits. Some agencies have gone so far as to get staff SOAR (SSI/SSDI Outreach, Access, and Recovery) trained, offered through SAMHSA (Substance Abuse and Mental Health Administration) allowing them to assist clients in getting SSI/SSDI established.

The City of St. Louis Homeless Services Division has cataloged mainstream resources and referral agencies along with phone numbers on their website under "Homeless Resources" for use by Homeless Service Providers.

Homeless Services and Facilities

Homeless facilities include Emergency Shelter, Transitional Housing, and Permanent Supportive Housing. The number of beds available in each facility type is listed in table 38 above. Below are descriptions of these three main types of homeless facilities.

Emergency Shelter

Emergency Shelter provides an emergency residence for a family or individual who is homeless for up to 90 days. This placement can include meals, beds, access to a phone, mail services, case management, assessment, and referral. Prior to the conclusion of those 90 days, each family/individual completes an assessment to determine goal planning and housing needs. In the Continuum, there are 13 emergency shelters with 532 year-round beds for individuals and families. Additionally, yearly there are 16 seasonal beds available for individuals. In the 2018-2019 excessively cold and snowy winter there was an increase in overflow shelters provided. On the night of the 2019 PIT count, the Continuum had an additional 270 overflow shelters beds available. Of the 13 year-round shelters, 2 are for families, 3 are for victims of domestic violence, 1 is a maternity program which combined provides 214 beds. 12 shelters provide a total of 318 year-round beds for single male or female individuals.

Transitional Housing

Transitional Housing provides housing for up to 24 months for a family or an individual who is homeless and meets HUD (U.S. Department of Housing and Urban Development) homeless eligibility guidelines. The transitional housing can be an individual or apartment style unit within a structured environment. Transitional housing includes intensive case management, long-term goal planning, and independent living. After obtaining the skills necessary to maintain housing, most families/individuals move into permanent housing with supportive services. In the Continuum, there are 13 transitional housing programs facilities, provided by ten different organizations. Of those, 3 programs are for families, 2 programs are for victims of domestic violence, 1 program is for unaccompanied youth, 1 is for persons with HIV/AIDS, 1 is for single adults, and 5 provide housing for Veterans.

Permanent Supportive Housing

Permanent Supportive Housing provides long-term community based housing with supportive services for homeless persons with disabilities, and is also the best housing solution for the chronically homeless population in the City of St. Louis. Permanent Supportive Housing enables special needs populations to live as independently as possible in a permanent setting. The housing can be provided in one structure or a scattered site program. The disability has to be of a long-term duration by which their ability to live independently could be improved by more suitable housing. In the Continuum, there are 38 permanent supportive housing programs for persons with disabilities (1,207 beds are designated for individuals; 733 beds are designated for families).

Homeless services are provided through the City of St. Louis Continuum of Care. Current members of the Continuum of Care include:

- Almost Home
- AmeriCorps St. Louis
- Arch City Defenders
- BJC Behavioral Health
- Catholic Charities Housing Resource Center
- Catholic Family Services
- Center for Women in Transition
- Covenant House of Missouri
- Criminal Justice Ministry
- Depaul USA
- MO Department of Mental Health
- Doorways
- Employment Connection
- Equal Housing Opportunity Council
- Gateway 180
- Gateway Housing First
- Grace& Peace
- Haven of Grace
- Homefull
- Horizon Housing Development Corporation
- Humanitri
- International Institute
- Legal Services of Eastern Missouri
- Lydia's House
- Missouri Housing Development Commission (MHDC)
- Missouri Probation & Parole
- Municipal Information Systems, Inc.
- Neighborhood Stabilization
- Our Lady's Inn
- Paraquad
- Peter & Paul Community Services, Inc.
- Places for People, Inc. (formerly Community Alternatives)
- Preferred Family Healthcare, Inc.
- Queen of Peace Center
- Redevelopment Opportunities for Women
- Shalom House
- Social Security Administration
- Society of St. Vincent de Paul
- St. Francis Xavier
- St. John's Mercy Neighborhood Ministry
- St. Louis Agency on Training & Education (SLATE)
- St. Louis City Health Department
- St. Louis Housing Authority
- St. Louis Empowerment Center
- St. Louis Office of DD Resources
- St. Louis Transitional Hope House
- St. Martha's Hall
- St. Patrick Center
- Stepping into the Light
- The Haven of Grace
- The Salvation Army
- The Women's Safe House
- United Way
- Urban League of Metropolitan St. Louis
- Urban Strategies
- Veteran's Administration Medical Center
- YWCA

MA-35 Special Needs Facilities and Services

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	168
PH in facilities	0
STRMU	110
ST or TH facilities	40
PH placement	0

TABLE 39– HOPWA ASSISTANCE BASELINE

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Supportive Housing Needs: General Population

The City of St. Louis Homeless Services Division is a key partner in the strategy to increase availability of supportive housing for persons with behavioral health disorders, while improving access to newer evidence-based services. We estimate that 50% of the estimated 1,000 permanent supportive housing units needed could be achieved through a leasing strategy and an equal number be brought on-line through new construction or rehabilitation. This recommendation is determined based on housing market conditions and a general look at capital resources and community capacity targeted for development of affordable and supportive housing. The State housing finance agency, Missouri Housing Development Commission, has in recent years instituted policies in its rental development programs, including the Low Income Housing Tax Credit Program (LIHTC), that give priority for the development of permanent supportive housing—both as a percentage of larger affordable housing developments or as developments that are 100% PSH.

Supportive Housing Needs: Persons with HIV/AIDS

A disproportionate share of those affected by HIV/AIDS face socio-economic challenges, making them more vulnerable to a variety of co-occurring conditions, including mental illness and substance abuse. The number of people living with HIV/AIDS who are in need of ongoing rental assistance and support in order to achieve housing stability and improved access to care continues to grow.

Of the clients served in the facility-based housing in 2013, many had a mental health diagnosis, an active drug or alcohol addiction, and a history of domestic violence. Over half are or have been commercial sex workers. Additionally, many had been previously incarcerated, and some had been released from prison within the last five years. A portion qualified as chronically homeless, and several had used injection drugs. Due to current funding limitations and overwhelming need, it is difficult to link clients to inpatient substance abuse treatment for alcohol or drugs. As a result, additional program funds have been

utilized to staff a licensed substance abuse counselor to address these needs. Treatment received ranges from inpatient treatment, extensive outpatient treatment, inpatient detox, and/or support groups.

Supportive Housing Needs: Persons Returning from Mental and Physical Health Institutions

Based on a report produced by the Corporation for Supportive Housing for the St. Louis Partnership for Mental Health and Housing Transformation, an estimated 325 units of Permanent Supportive Housing are needed to serve persons returning from mental and physical health institutions or persons with serious mental illness otherwise at risk of homelessness in addition to 1,227 units of PSH to meet the needs of the estimated homeless population in St. Louis.

The St. Louis Partnership for Mental Health and Housing Transformation retained the Corporation for Supportive Housing (CSH), a national, highly-respected organization, to complete an analysis to approximate the number of Permanent Supportive Housing Units that could benefit those persons with serious mental illness who may be at-risk of homelessness and those who are inappropriately housed in institutional settings. There are an estimated 184 people with serious mental illness inappropriately housed in institutions such as skilled nursing facilities and residential care facilities. In addition, there are additional persons receiving publicly funded psychiatric services who are at risk of homelessness.

In total, the CSH report estimated a combined “at risk” population of 1,084, but noted that not every individual within the at-risk population is in need of Permanent Supportive Housing. CSH estimated that the production of an additional 325 Permanent Supportive Housing units would serve the current need.

Supportive Services for Non-Homeless Special Needs Populations

The St. Louis City Continuum of Care and the City’s Department of Human Services will continue to provide ongoing activities such as referrals to sub-grantees and mainstream programs, reduced price bus passes, birth certificates, state ID cards, rental assistance, utility assistance, legal assistance, and other programs, in order to address the housing and supportive service needs of persons who are not homeless but have other special needs.

This collaboration includes the various divisions housed within the Department of Human Services. These divisions include Homeless Services, Office on the Disabled, St. Louis Area Agency on Aging, Office of Veterans Affairs, and Youth and Family Services. Some of the external partners who assist in providing supportive services for non-homeless special needs populations include Paraquad, the St. Louis Office for Developmental Disability Resources, and Places for People.

MA-40 Barriers to Affordable Housing

Barriers to Affordable Housing

The City of St. Louis Analysis of Impediments to Fair Housing identifies ten impediments to fair housing that also fall under the category of barriers to affordable housing. These impediments/barriers may be revised before the formal submission of the Consolidated Plan to HUD, as the Analysis of Impediments to Fair Housing is currently being reviewed and revised with additional engagement from governmental and institutional stakeholders.

Barriers to affordable housing include:

1. There are not enough rent-assisted units to meet the demand. The St. Louis Housing Authority manages federally funded programs such as the Housing Choice Voucher Program (formerly known as Section 8) and public housing. Under both programs the amount of rent paid by the tenant household is limited to 30% of the household's income. SLHA reports that they assist about 9,000 households, with over 5,000 on the waiting list for public housing and for vouchers. Even with this level of assistance, there are still approximately 20,000 households in need of such assistance that do not receive it.
2. Continuing uncertainty regarding the General Assembly's commitment to funding State tax credit programs used to fund low-income housing construction and rehabilitation is leading to uncertainty in the public and private sectors about the future availability of these resources in the production of affordable housing.
3. Residents often oppose the location of housing for protected classes in or near their neighborhoods, including rezoning for group homes for residents who are disabled.
4. The largest concentration of affordable housing units is located in areas that lack jobs and have schools that underperform.
5. Information about fair housing enforcement is not universally known to organizations working with people in protected classes.
6. Occupancy permit requirements may be unevenly applied across the City of St. Louis.
7. Real estate agents do not provide enough information about the amenities of the City of St. Louis to customers who want information about where to locate.
8. There has been a construction in access to credit for low-income and minority borrowers.
9. Accessible housing units are often not available to people with disabilities.
10. Limited public transportation funding endangers access to public transportation for members of protected classes. Furthermore, job growth in transit accessible areas of the region is threatening the stock of available employment for low income individuals.

MA-45 Non-Housing Community Development Assets

Introduction

The Greater St. Louis region has strong industry clusters in Financial & Information Services, Health Sciences & Services, Multimodal Logistics & Advanced Manufacturing, and Bioscience. The City of St. Louis also is increasingly home to technology startups and other innovative small businesses. The St. Louis Agency on Training and Employment (SLATE), St. Louis Development Corporation (SLDC), and other public and private entities offer work force training, support for entrepreneurs, and other educational opportunities.

Despite these important assets, the City of St. Louis also has an unemployment rate of 9.4% (2011-2015 ACS (Workers)), approximately 50% greater than that of the national unemployment rate. Continuing to fund existing work force training programs, as well as innovative new programs, will be vital to ensure the City continues to move forward.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	198	335	0	0	0
Arts, Entertainment, Accommodations	20,246	29,561	18	16	-2
Construction	3,276	6,542	3	3	0
Education and Health Care Services	33,461	57,759	30	31	1
Finance, Insurance, and Real Estate	7,359	8,112	7	3	-3
Information	2,162	2,726	2	1	-1
Manufacturing	6,918	15,837	6	8	2
Other Services	4,772	7,803	4	4	0
Professional, Scientific, Management Services	13,293	29,465	12	16	4
Public Administration	0	0	0	0	0
Retail Trade	12,238	9,607	11	5	-6
Transportation and Warehousing	3,838	7,148	3	4	1
Wholesale Trade	5,127	12,506	5	7	2
Total	112,888	187,401	--	--	--

TABLE 40 - BUSINESS ACTIVITY

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	168,025
Civilian Employed Population 16 years and over	147,195
Unemployment Rate	12.4
Unemployment Rate for Ages 16-24	34.67
Unemployment Rate for Ages 25-65	8.23

TABLE 41 - LABOR FORCE

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	36,065
Farming, fisheries and forestry occupations	6,370
Service	19,025
Sales and office	32,985
Construction, extraction, maintenance and repair	7,075
Production, transportation and material moving	6,720

TABLE 42 – OCCUPATIONS BY SECTOR

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	97,760	70%
30-59 Minutes	34,480	25%
60 or More Minutes	7,430	5%
Total	139,670	100%

TABLE 43 - TRAVEL TIME

Data Source: 2011-2015 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	9,210	3,090	12,095
High school graduate (includes equivalency)	23,375	4,990	12,345
Some college or Associate's degree	37,855	4,955	11,810
Bachelor's degree or higher	53,540	1,985	7,040

TABLE 44 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	670	1,420	1,720	3,750	4,420
9th to 12th grade, no diploma	4,955	4,440	4,455	8,790	5,840
High school graduate, GED, or alternative	8,675	9,800	8,240	22,680	10,745
Some college, no degree	14,530	12,800	9,105	20,080	6,415
Associate's degree	930	3,940	3,095	5,670	1,285
Bachelor's degree	4,570	18,075	7,830	10,775	3,210
Graduate or professional degree	485	10,535	6,125	9,315	3,735

TABLE 45 - EDUCATIONAL ATTAINMENT BY AGE

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,746
High school graduate (includes equivalency)	22,397
Some college or Associate's degree	29,325
Bachelor's degree	41,513
Graduate or professional degree	52,568

TABLE 46 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Data Source: 2011-2015 ACS

Major Employment Sectors

By far, the largest employment sector is Education and Health Care Services, followed by Arts, Entertainment, Accommodations and Professional, Scientific, and Management Services.

There are also several sectors where the share of jobs available in that sector is higher than the share of workers already employed in that sector. These sectors include Education and Health Care Services, Manufacturing, Professional, Scientific, Management, Transportation & Warehousing and Wholesale Trade. This implies that one or both of two conditions may be true:

1. These sectors are underserved by the current City of St. Louis work force and that there might be opportunities for work force development to lead to employment, and/or
2. The jobs in these sectors are being filled by people living outside the City of St. Louis, and that there is an opportunity to attract these workers to the City of St. Louis in order to reduce their commute time and possibly their combined housing and transportation costs.

Workforce and Infrastructure Needs of the Business Community

As the St. Louis business community continues to grow and attract new businesses and investment, it needs to develop its workforce in several key areas to support this growth.

It is important to develop the local talent pool and improve inclusion and diversity in the workforce. St. Louis needs more investment in local schools and trainings centers, and must draw upon its assets in the area of higher education. Urban core communities need continued support, and the business community must drive improvements in cultural competency and diversity in order to draw upon the region's human capital.

Attracting outside talent to St. Louis is also a significant need. This involves strategic and collaborative branding and marketing of St. Louis, focusing on the area's assets, opportunities, and high quality of life. Investing in creating vibrant, mixed-income, walkable neighborhoods will also help retain and attract the workforce that the area business community needs. It also means building a welcoming and supporting environment for foreign-born talent. While foreign-born talent can inject innovation and entrepreneurship into an area's workforce, St. Louis currently has a very low rate of immigration to the region.

Regarding infrastructure needs, St. Louis must continue to develop its public transportation system in order to better connect the workforce to employment opportunities. In order to remain competitive with other business hubs, St. Louis must be able to offer multiple modes of transportation. The city also must develop its national and international business connections, which requires infrastructure improvements. While St. Louis benefits from being strategically located as a transportation hub, it must continue to build its connectivity among its business centers and its airport, port, and railway centers.

Anticipated Changes with the Potential for Economic Impact

The continued development of the Cortex Innovation Community in Midtown will impact the economic landscape as it brings investments and jobs to the City of St. Louis. This will push forward the need for workforce development at all levels, including at the specialized, administrative, and support levels. The Cortex Innovation Community, when fully built, could represent as much as \$2.1 billion in development, \$100 million in public infrastructure, and 13,000 new jobs.

In addition, HUD's Office of Policy Development and Research released a Comprehensive Housing Market Analysis of the St. Louis, Missouri-Illinois region in 2018, including information on the local economy. The report highlights the fact that the City of St. Louis has added more than 5,800 education and health services sector jobs in one year, and attributes this gain to the strength of local healthcare education institutions, especially the Washington University School of Medicine and the Saint Louis University Medical School.

Workforce Skills and Education

St. Louis benefits from the presence of several high quality higher education institutions, which help to provide the region with trained and work-ready employees. For example, these universities produce over 2,800 graduates with degrees in plant or life sciences each year, ready to channel into St. Louis' strong bioscience industry.

However, St. Louis has struggled in recent years with stagnant population growth and needs to attract new talent in order to match a ready workforce with current and upcoming employment opportunities. St. Louis needs to continue to develop education and job training for its local employee pool while continuing to attract quality employees from outside the region.

Current Workforce Training Initiatives

The St. Louis Agency on Training and Employment (SLATE) is a federally funded program that helps job seekers find jobs by providing them with career counseling, job leads, skills upgrade, training, resume preparation assistance and much more. The agency also offers services such as legal clinics for entrepreneurs to help build small business growth in the region.

While located just outside the City of St. Louis boundaries, the MET Center is also an important regional asset that offers focused, comprehensive, and accessible job training, placement, assessment, career development services and transportation services. The MET center aims to stimulate the economic self-sufficiency of individuals living in low to moderate income communities of the St. Louis region.

There are also accessible professional development courses offered through the St. Louis Community College network, with a range of offerings from computers and technology to project management and other specialized courses.

In addition, the Mosaic Project is an initiative that enables and prepares foreign born residents to participate and thrive in the St. Louis economy.

Comprehensive Economic Development Strategy (CEDS)

The City of St. Louis does not formally participate in a Comprehensive Economic Development Strategy (CEDS) through the Economic Development Administration. However, the City of St. Louis and its partners have created a variety of economic development plans and initiatives designed to increase the long-term economic sustainability of the region.

Local and regional economic development plans and initiatives that will positively impact economic growth in the City of St. Louis include the Economic Development Partnership Strategic Plan, the City of St. Louis Sustainability Plan and Mayor's Sustainability Action Agenda, the St. Louis Mosaic Project, Accelerate St. Louis, and a wide range of additional programs and services available through the St. Louis Development Corporation, the economic development arm for the City of St. Louis.

The St. Louis Economic Development Partnership is a collaboration between the economic development agencies of the City of St. Louis and St. Louis County and the private sector, working to align and advance economic development efforts across the region. The Partnership has developed a strategic plan to guide the region's efforts along six strategic areas of focus: (1) Growing and retaining jobs and capital investment; (2) Supporting startups and the entrepreneurial community; (3) Increasing foreign trade and investment; (4) Advancing redevelopment of strategic real estate assets; (5) Accelerating the growth rate of the region's foreign born population; and (6) Aligning the region's talent with business needs.

The strategic plan recognizes that efforts in these areas will help to grow economic prosperity and access to jobs throughout St. Louis, and identifies key tactics to make progress and improvements among each of them.

Economic Development Plans and Initiatives

A new St. Louis Economic Development Strategy is currently under development. It is intended to lay out the road map to a sustainable and equitable growing economy for the City of St. Louis. For St. Louis to successfully compete with its peer cities nationally and globally, it will require us to determine how to link, leverage and align our existing wealth of assets to enhance the growth of key industries, train the workers for the occupations that sync up most closely

with those industries, and create the quality of place in each of our neighborhoods to attract new residents and workers to the City. Through accomplishing these things, the City will be able to grow and stabilize its tax base to ensure adequate provision of City services into the future.

A key function of the Economic Development Strategy will be to cast the vision that Saint Louis Development Corporation (SLDC), the City and its public, private, and institutional partners can coalesce around and act upon to drive investment and growth in the City. Further, the Strategy will provide in-depth analysis of the City's economy, focusing on the identification of key opportunities and threats associated with the city's current economic ecosystem. The Strategy will ultimately provide a plan emphasizing actionable strategies to guide investment and policy decisions by SLDC, the City, and its public, private, and institutional partners to position St. Louis on a path towards a more equitable and robust economy.

SLDC is committed to authentically engaging the City's diverse communities to identify actionable strategies that will better distribute opportunity, jobs, and income across the City. Ultimately, the Strategy aims to help improve the outcomes for all where the distribution of resources, opportunities, and burdens are driven by future possibility rather than race, income, or historic patterns of investment. Taking this input along with data analysis on all aspects of the City's economy, the Strategy will be formulated that focuses on the following key areas: (1) Market and Industry Cluster Strategy; (2) Neighborhood Economic Nodes (Place-Based Growth Strategy); and (3) Implementation Strategy. In addition to these items, the intent of the SLDC and our consultant is to also coordinate and tie-in to the ongoing Pro Neighborhoods planning being done by the CDFI (Community Development Finance Institution) Coalition, as well as the potential downtown study proposed by Downtown Now.

MA-50 Needs and Market Analysis

Discussion

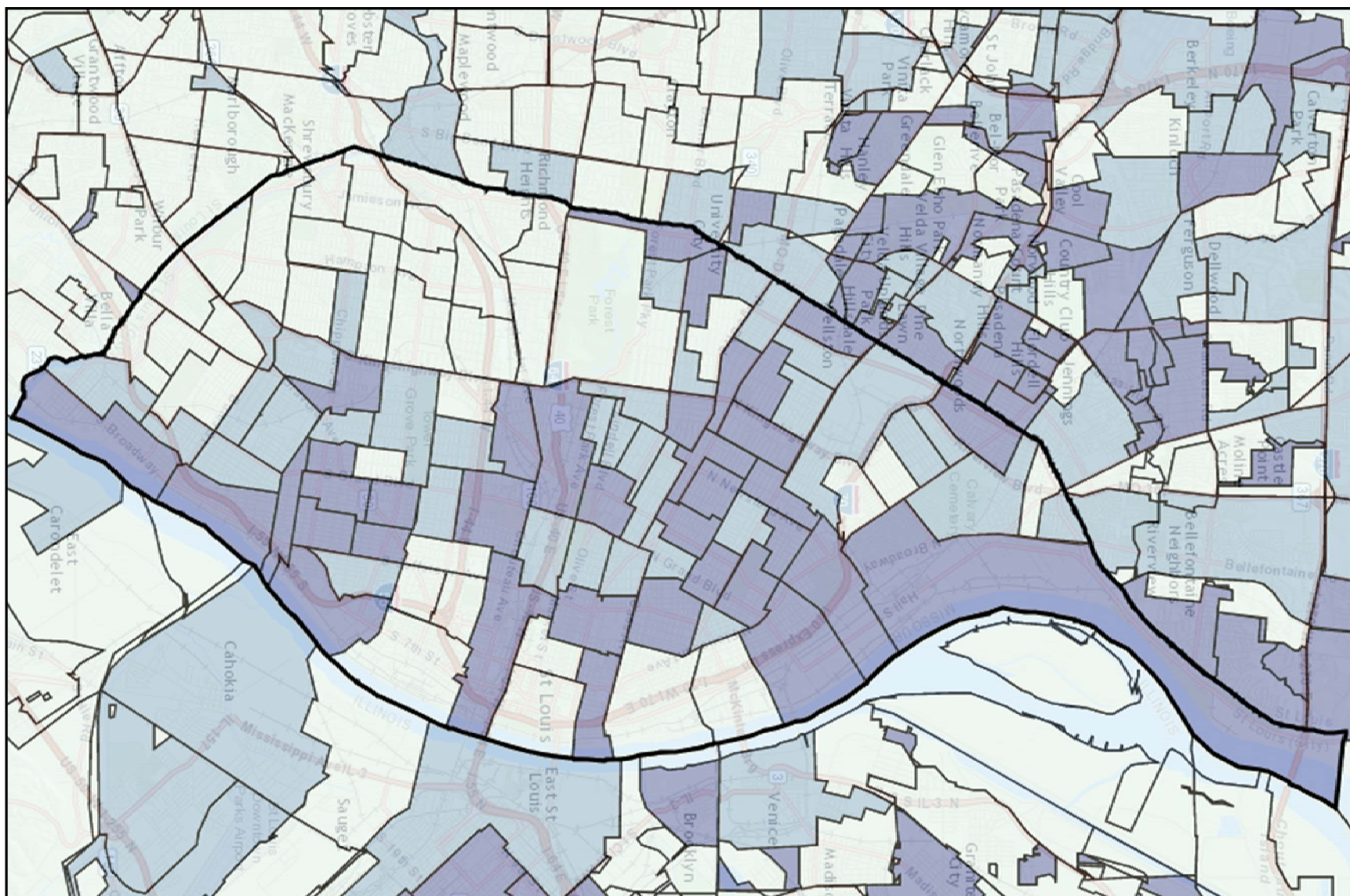
Areas of Concentration of Households with Multiple Housing Problems, Racial or Ethnic Minorities, or Low Income Families

Concentrations of households with housing cost burden correspond to areas with longer average commute times, increased transportation cost, lack of access to social services and community assets (grocery stores, early childhood services, educational facilities, etc.), increased unemployment rates, and high concentrations of extreme low income (30% AMI) and low income (60% AMI) households.

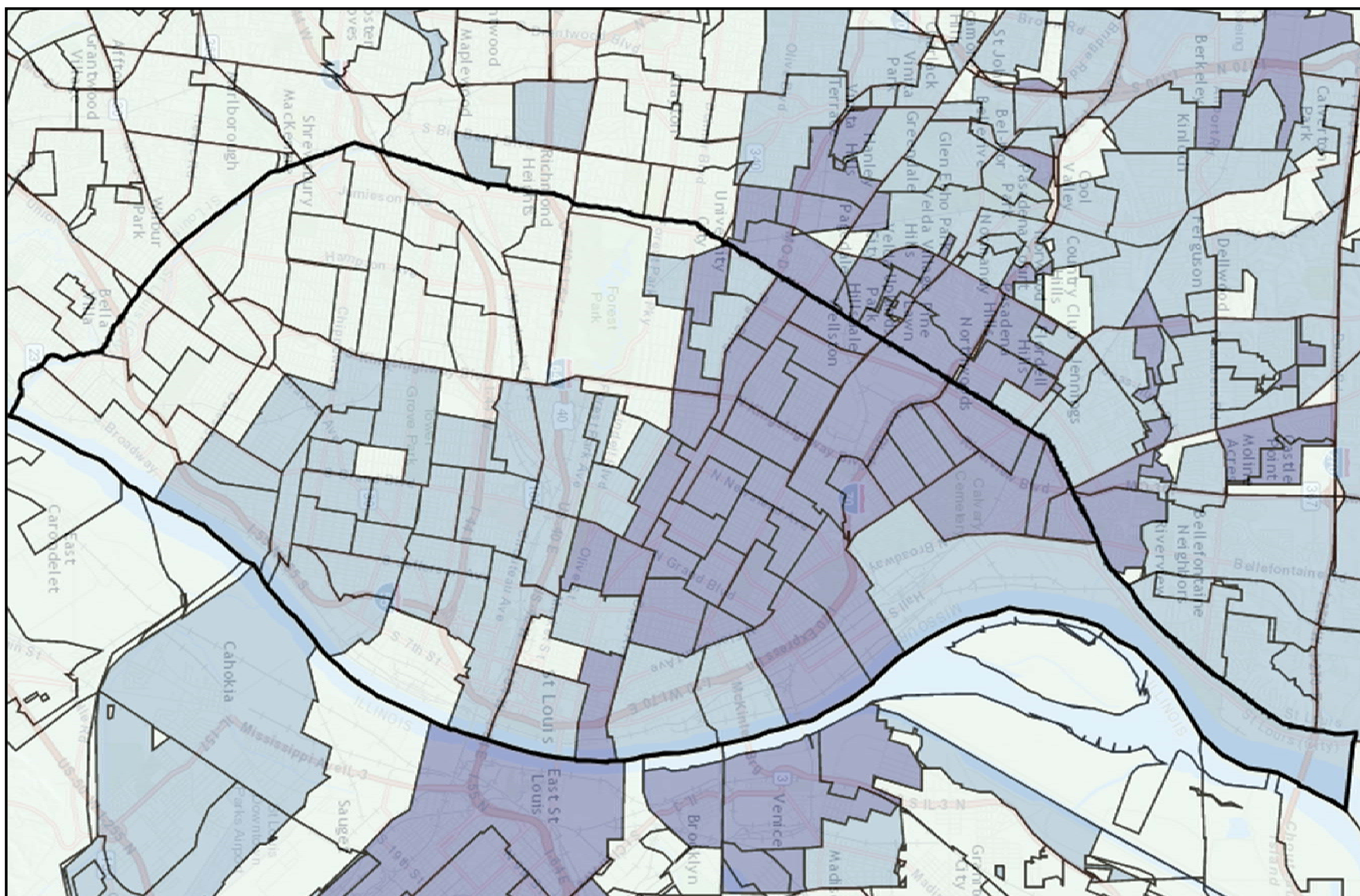
The correlations between housing cost burden, race, income, and access to opportunity indicates a significant barrier to community revitalization, equitable access to employment and neighborhood assets, and the overall sustainability of the City. It also suggests that housing cost burden is related to household income and ancillary costs more than to a lack of affordable housing units. However, a substantial portion of the City's occupied housing is very old and has suffered deterioration due to poor maintenance. New and substantially rehabbed housing units with affordability restrictions are generally of much higher quality than market-rate housing units with rents that are considered affordable, especially in geographic areas with high housing cost burden. As a result, there is a significant demand for housing units with affordability restrictions because of the higher quality of these units.

The series of three maps below, all from HUD's CPD Maps tool, show the spatial relationship between areas of concentration of housing cost burden, Black/African American households, and households earning 30% AMI or less. On each map, the Census Tract data is displayed by tertiles, meaning that there are an equal number of Census Tracts shown in each color. The darker blue/orange the Census Tracts are, the higher the percentage of households with housing cost burden, Black/African American population, and extremely low income households earning 30% AMI or less.

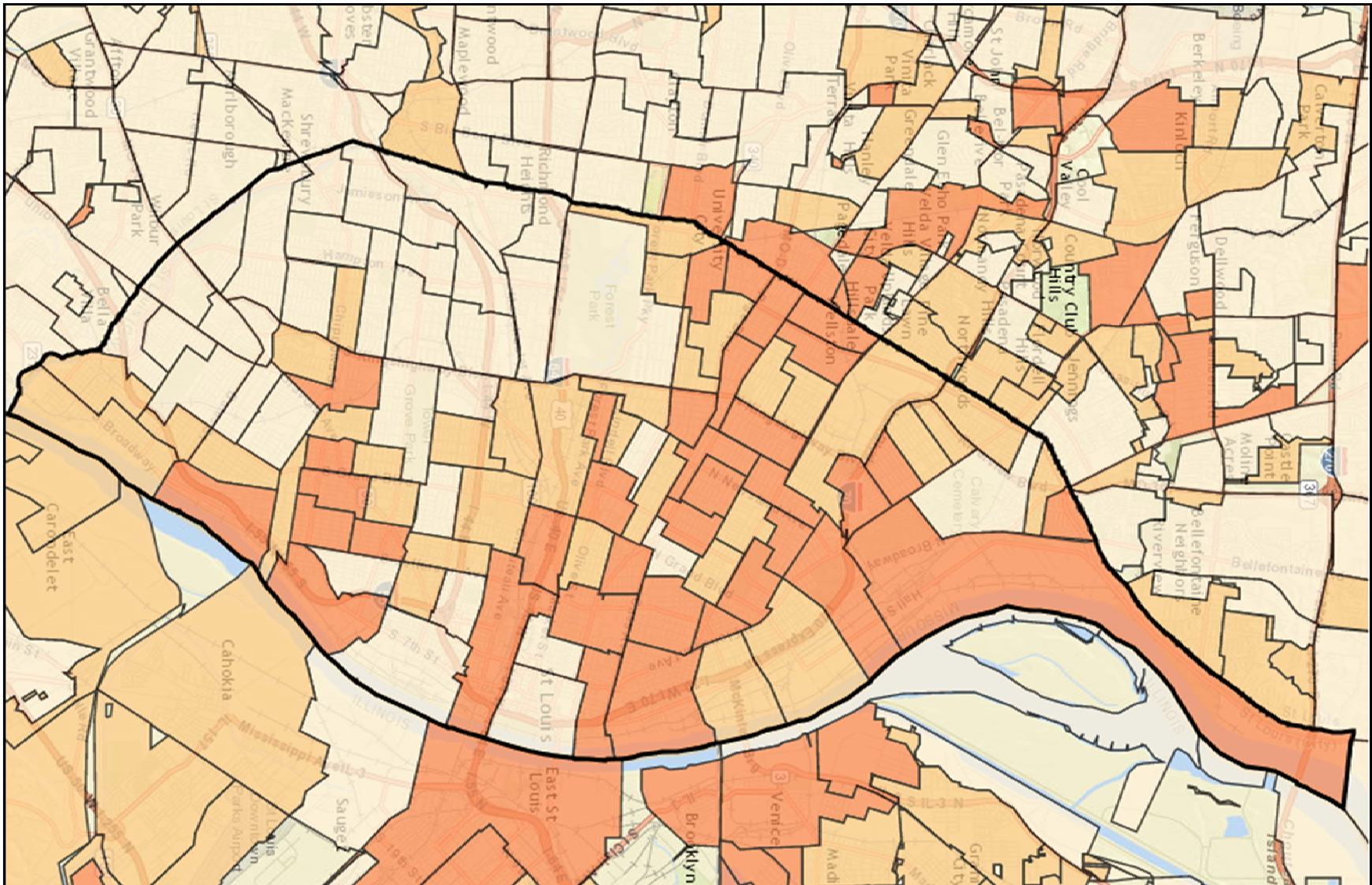
Census Tracts with high percentages of Black/African American households are likely to be Census Tracts with high percentages of housing cost burden, which may ultimately contribute to broader neighborhood effects that disproportionately burden Black/African American households regardless of their specific housing cost burden status.



Percent Housing Cost Burdened



Percent Black/African American



Percent Income < 30% AMI

Market Characteristics in Areas of Concentration of Households with Multiple Housing Problems, Racial or Ethnic Minorities, or Low-Income Families

Many areas of concentration of households with multiple housing problems, racial or ethnic minorities, or low-income families fall within the more depressed market areas classified in the MVA#3 referred to extensively in Sections SP-10 and SP-45 of the Strategic Plan portion of this Consolidated Plan. It should be noted, however, that the MVA is currently being updated but the results of that update will not be completed in time to be incorporated fully into this 2020—2024 Consolidated Plan.

However, each of these markets varies from each other. Please refer to the table below for market characteristics of each of the markets.

Summary of Market Characteristics

		Median Sales Price, 17-18	Coef. Of Variance	Home-Owners	Permits >\$10k	Distressed Sales, 17-18	Investor Sales, 17-18	Vacant Buildings	Share Vacant Land	Cost Assist. Renters	Non-Res Area
A	18	\$416,876	0.40	39%	4%	2%	3%	0%	2%	8%	3%
B	39	\$263,949	0.39	42%	5%	4%	6%	1%	4%	9%	45%
C	43	\$167,854	0.51	39%	4%	8%	9%	1%	5%	5%	31%
D	65	\$144,129	0.43	71%	3%	7%	7%	1%	2%	1%	44%
E	43	\$76,300	0.59	41%	1%	18%	13%	2%	4%	11%	46%
F	31	\$40,660	0.79	35%	2%	22%	19%	6%	9%	15%	43%
G	35	\$19,606	0.82	54%	1%	34%	10%	8%	7%	13%	43%
H	26	\$17,065	0.83	31%	1%	26%	13%	17%	32%	16%	47%
I	39	\$10,768	0.80	52%	0%	42%	16%	16%	23%	20%	39%
NR	21	<i>Insuff. data</i>	<i>0.57</i>	<i>16%</i>	<i>0%</i>	<i>44%</i>	<i>56%</i>	<i>19%</i>	<i>7%</i>	<i>25%</i>	<i>18%</i>
Citywide Average		\$124,487	0.59	46%	2%	17%	10%	5%	10%	2%	41%

Note: Only census block groups with five or more sales between 2017 and 2018 were classified in the initial MVA Model. An additional 32 block groups were manually classified based on other market characteristics. For full definitions and individual layer data see Appendix B



Assets and Opportunities in Areas of Concentration of Households with Multiple Housing Problems, Racial or Ethnic Minorities, or Low-Income Families

There are a host of assets and opportunities in areas with a concentration of housing cost burden, Black/African American households, and/or low income families.

These assets include public transportation routes, parks and recreation centers, community gardens, schools (public, private, and charter), Community Development Corporations (CDCs) and neighborhood organizations, public service non-profits, churches and faith-based organizations, and locally-owned businesses. Opportunities include relatively high quantities of Land Reutilization Authority-owned parcels, which, if they could be combined with privately-owned parcels, could be assembled for larger-scale developments or initiatives.

There are also strategic opportunities for geographically targeted investment in commercial corridors that pass through Census Tracts with high percentages of households experiencing housing cost burden, high percentages of Black/African American persons, and high percentages of low income families. These corridors are in need of coordinated economic and community development investments, and can be used to leverage a host of adjacent and intersecting investments from the City of St. Louis and other local, regional, and state agencies and organizations. These corridors also feature significant potential for improvement and catalytic impact. It is anticipated that the previously-referred to Economic Development Study will address this possibility in greater detail.

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a five-year plan that assesses market conditions, affordable housing, and community development needs in the City of St. Louis and establishes data-driven, place-based priorities for investment. Along with the annual Action Plans, the Strategic Plan comprises the City of St. Louis Consolidated Plan. The Consolidated Plan allocates specific federal entitlement grants from the U.S. Department of Housing and Urban Development (HUD). It operates within the context of the City of St. Louis Sustainability Plan, the Strategic Land Use Plan, and other City plans. Funding received from HUD will assist the City of St. Louis in implementing these plans to achieve a vibrant and sustainable future.

The City of St. Louis Strategic Plan allocates funding from four federal formula block grant programs: 1) Community Development Block Grant (CDBG); 2) HOME Investment Partnerships (HOME); 3) Emergency Solutions Grant (ESG); and 4) Housing Opportunities for Persons with AIDS (HOPWA). Program priorities and allocation of funding for the City of St. Louis hinges on three core principles:

1. **The Consolidated Plan is data driven:** The plan utilizes the Needs Assessment and sophisticated tools such as the Residential Market Value Analysis (MVA) to match investment strategies and priorities with appropriate housing market types and geographic target areas.
2. **Consolidated Plan priorities are set through a comprehensive public engagement process:** This includes focus groups and public meetings in locations distributed throughout the City and a review of other planning efforts conducted by various departments and institutions.
3. **The entire City is contained in at least one geographic target area:** The City has been divided into multiple geographic target areas based on market conditions, demographic characteristics, and community assets. These target areas have been identified to maximize the impact and leveraging potential of community development investments. However, most neighborhoods in the City qualify as low- to moderate-income (low-mod) and have critical needs that can be addressed through entitlement allocations. As a result, there is no part of the City that cannot be served by at least one program within this Consolidated Plan.

SP-10 Geographic Priorities

Geographic Target Areas

Geographic target areas are locally-designated areas where targeted investments and revitalization efforts are carried out through multiple activities and programs in a concentrated, coordinated manner. Geographic target areas have been identified by existing market conditions to build from strength and leverage private investment throughout the City of St. Louis. The purpose of these priority areas is to encourage certain activities to be conducted within them. However, they do not prevent those activities from also being conducted elsewhere with good reason.

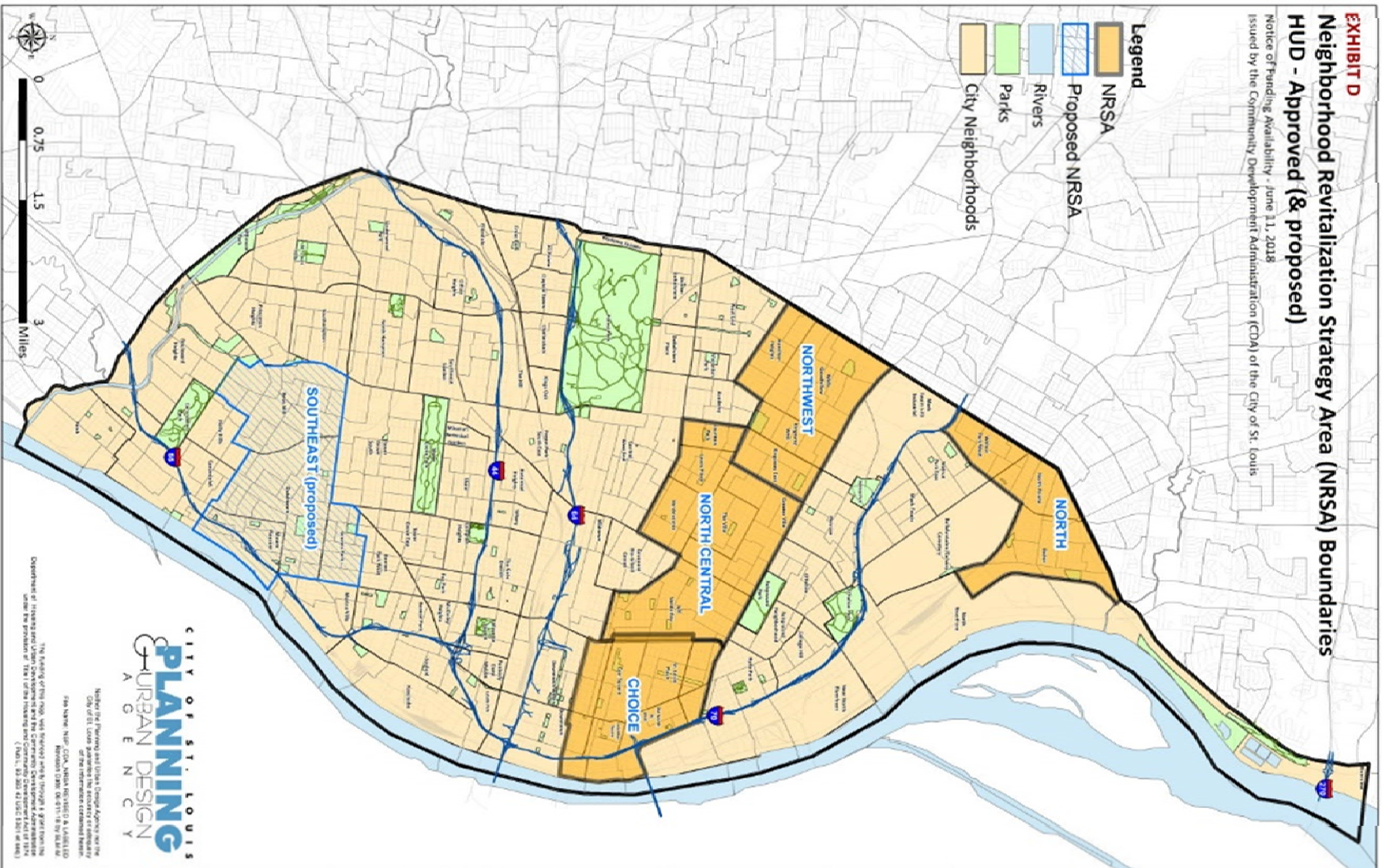
The City of St. Louis has four designated Neighborhood Revitalization Strategy Areas (NRSAs) and a fifth NRSA designation pending:

Neighborhood Revitalization Strategy Areas are:

- **North**—Walnut Park West, North Pointe and Baden neighborhoods
- **Northwest**—Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East neighborhoods
- **North Central**—Fountain Park, Lewis Place, Vandeventer, The Ville, Greater Ville and Jeff Vanderlou neighborhoods
- **Choice**—the federally-designated Choice Neighborhood Plan Area (portions of St. Louis Place, Old North St. Louis, Carr Square, Columbus Square, and Downtown)
- **Southeast (proposed)**—Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant neighborhoods

Refer to **Exhibit D: Neighborhood Revitalization Strategy Area Boundaries HUD-Approved and Proposes** on the following page for target area locations and boundaries.

Furthermore, the City of St. Louis has made numerous investments in affordable housing development in specific geographic areas over the past five (5) years. These investments include property acquisition, demolition of derelict buildings, and financing incentives to clear the path for private development. Under this Consolidated Plan, the City of St. Louis will give preference to proximity to or location in existing areas of City investment in the evaluation of proposals for housing development and investment.



SP-25 Priority Needs

Priority Needs

The broad categories listed below are eligible for funding under the HUD programs covered by this Strategic Plan: namely, CDBG, HOME, HOPWA, and ESG. Within these categories are a broad range of possible activities. These activities are covered, in part, under the Strategic Plan Goals section immediately following. While all of the categories below are priorities for the City of St. Louis and fundable under the Strategic Plan, within the Strategic Plan framework, it is recommended that some—but not all—categories be flagged as high priority.

The high priority categories, determined through focus groups, public meetings, and data analysis, are listed in **bold**. While these categories are fundable under the Strategic Plan, Federal allocations—specifically CDBG and HOME—have remained steady or only slightly increased over the past five (5) years, and have significantly decreased from historic highs. The City of St. Louis, together with its partners, will continue to work to identify funding streams outside of CDBG, HOME, ESG, or HOPWA to address some of these priorities.

Priority Needs

1. **Housing**
2. **Homelessness**
3. **Non-Housing Homeless Special Needs**
4. **Non-Housing Community Development**

Priority Level

High
High
High
High

Targeting Priorities – Population

Throughout the City of St. Louis, Priority Needs will be targeted to the following populations:

Housing Needs

- **Income Level:** Extremely Low, Low
- **Family Types:** Large Families, Families with Children, Elderly

Homeless Needs

- **Income Level:** Extremely Low
- **Homeless Types:** Chronic, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth

Non-Homeless Special Needs

- **Income Level:** Extremely Low, Low
- **Family Types:** Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence

Non-Housing Community Development Needs

- **Income Level:** Extremely Low, Low, Moderate
- **Family Types:** Large Families, Families with Children, Elderly, Public Housing Residents

Targeting Priorities – Geographic

Priority Need activities should also be targeted to the following geographic areas in the City of St. Louis, as described below:

Housing Needs – Homebuyer Assistance

Neighborhood Revitalization Strategy Areas (NRSAs):

- **North** – Walnut Park West, North Pointe, Baden
- **Northwest** – Hamilton Heights, Wells-Goodfellow, Kingsway East, Kingsway West
- **North Central** – Fountain Park, Lewis Place The Greater Ville, The Ville, Vandeventer, Jeff Vanderlou
- **Choice** – Portions of St. Louis Place, Carr Square, Columbus Square, Old North St. Louis
- **Southeast (Pending)** – Gravois Park, Dutchtown, Mount Pleasant, Bevo Mill

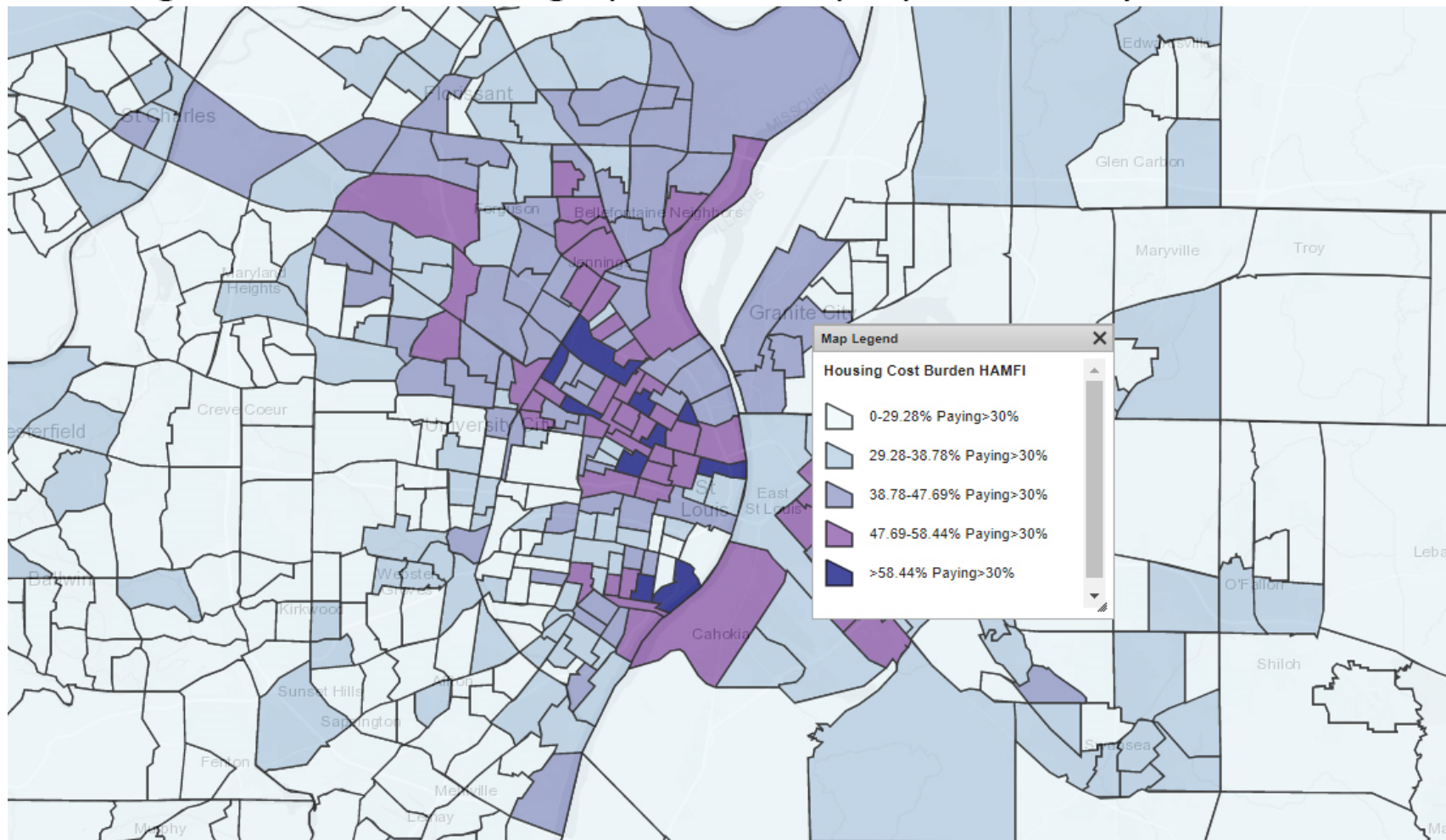
Housing Needs – Home Repair

HUD CPD Maps shows Census Tracts where households face disproportionate housing cost burdens. Census tracts shown in darker colors on the map below face disproportionately greater need.

Census Tracts: Where 49% or more of households are housing cost burdened

City-Wide: Emergency home repair and weatherization services for Senior and disabled residents

Housing Cost Burden - Geographies of Disproportionately Greater Need



Aug. 2019

Source: <https://egis.hud.gov/cpdmaps>

Housing Needs – Affordable Housing Development

Neighborhood Revitalization Strategy Areas (NRSAs):

- **North** – Walnut Park West, North Pointe, Baden
- **Northwest** – Hamilton Heights, Wells-Goodfellow, Kingsway East, Kingsway West
- **North Central** – Fountain Park, Lewis Place The Greater Ville, The Ville, Vandeventer, Jeff Vanderlou
- **Choice** – Portions of St. Louis Place, Carr Square, Columbus Square, Old North St. Louis
- **Southeast (Pending)** – Gravois Park, Dutchtown, Mount Pleasant, Bevo Mill

Income Level: Extremely Low, Low

Family Types: Large Families, Families with Children, Elderly

Homeless Needs

No Geographic Targeting Priorities

Public Housing Needs

Neighborhood Revitalization Strategy Areas (NRSAs):

- **Choice** – Portions of St. Louis Place, Carr Square, Columbus Square, Old North St. Louis

Non-Homeless Special Needs

No Geographic Targeting Priorities

Non-Housing Community Development Needs – Public Services

Outcomes in terms of educational attainment, employment, health and healthcare access, and public safety face significant geographic disparities in these areas.

Neighborhood Revitalization Strategy Areas (NRSAs):

- **North** – Walnut Park West, North Pointe, Baden
- **Southeast (Pending)** – Gravois Park, Dutchtown, Mount Pleasant, Bevo Mill

Non-Housing Community Development Needs – Public Facilities

In general, the southeast quadrant of the City is the most underserved.

Neighborhoods

- Tower Grove East
- Gravois Park
- Dutchtown
- Carondelet
- Patch
- Marine Villa

Non-Housing Community Development Needs – Public Improvements

Neighborhoods with depressed residential markers have typically not received the same level of public improvements investments as those with well-functioning residential and commercial markets. Funds will be allocated to providing 100% of sidewalk public improvements (providing the match for the 50/50 sidewalk program); installation and/or repair of street lighting and pedestrian lighting; repair and/or replacement of sidewalks to ensure ADA-accessibility; and installation of ADA-compliant curb cuts.

Neighborhood Revitalization Strategy Areas (NRSAs):

- **North** – Walnut Park West, North Pointe, Baden
- **Northwest** – Hamilton Heights, Wells-Goodfellow, Kingsway East, Kingsway West
- **North Central** – Fountain Park, Lewis Place The Greater Ville, The Ville, Vandeventer, Jeff Vanderlou
- **Choice** – Portions of St. Louis Place, Carr Square, Columbus Square, Old North St. Louis
- **Southeast (Pending)** – Gravois Park, Dutchtown, Mount Pleasant, Bevo Mill

Non-Housing Community Development Needs – Economic Development

Commercial Corridors – To Be Determined as part of the ongoing City-wide Equitable Economic Development Strategy. The City of St. Louis is currently engaged in creating a City-wide Equitable Economic Development Strategy. Completion of the study is anticipated to be Q1 of 2020. The study is setting parameters for the classification of (1) Employment Areas and (2) Commercial Corridors based upon the following qualities:

- **Character** – Based on the scale of the corridor and whether it is primarily pedestrian oriented or car oriented;
- **Strength** – Based on the current condition of the corridor and how well it is doing (vacancy, activity, etc.); and
- **Movement** – Based on the context in which the corridor sits and assessment of how strongly the area might be pushing toward growth.

Economic Development activities under this Consolidated Plan should be targeted to Commercial Corridors in coordination with the recommendations the City-wide Equitable Economic Development Strategy. Criteria for identifying and targeting corridors should be evaluated on an annual basis, to help ensure that economic development activities are responding to changing and potentially unforeseen existing conditions and context.

SP-30 Influence of Market Conditions

Introduction

Housing affordability encompasses a large number of eligible activities under both the CDBG and HOME formula grant programs. These activities include the production of new housing units, rehabilitation of existing housing units, preservation of housing, and rental assistance for tenants. In order to ensure effective use of affordable housing funds, local market characteristics and the potential to leverage other sources of funds must be considered. The market characteristics that will influence the use of funds are presented below according to housing type.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market characteristics suggest that there is a high need for rental assistance. Over half of St. Louis City renters pay more than 30% of their income on rent, and the St. Louis Housing Authority has over 30,000 people on the waiting list for either public housing or vouchers. However, TBRA is difficult to justify with Federal allocations to participating jurisdictions decreasing. TBRA has a high cost per client served and TBRA clients may remain in need of rental assistance for many years, so committing to a TBRA program at an impactful scale could very easily use up the entire HOME allocation of a Participating Jurisdiction. The City of St. Louis has an existing Housing Choice Voucher program in place through the St. Louis Housing Authority. Leveraging this program by producing sufficient amounts of high quality affordable housing, stabilizing neighborhoods to ensure low-income tenants are able to live in neighborhoods of opportunity, and ensuring complementary social service programs (such as job training or emergency utility assistance) are funded at appropriate levels seem to be the best strategies to address housing cost burden and meet the need for affordable housing.

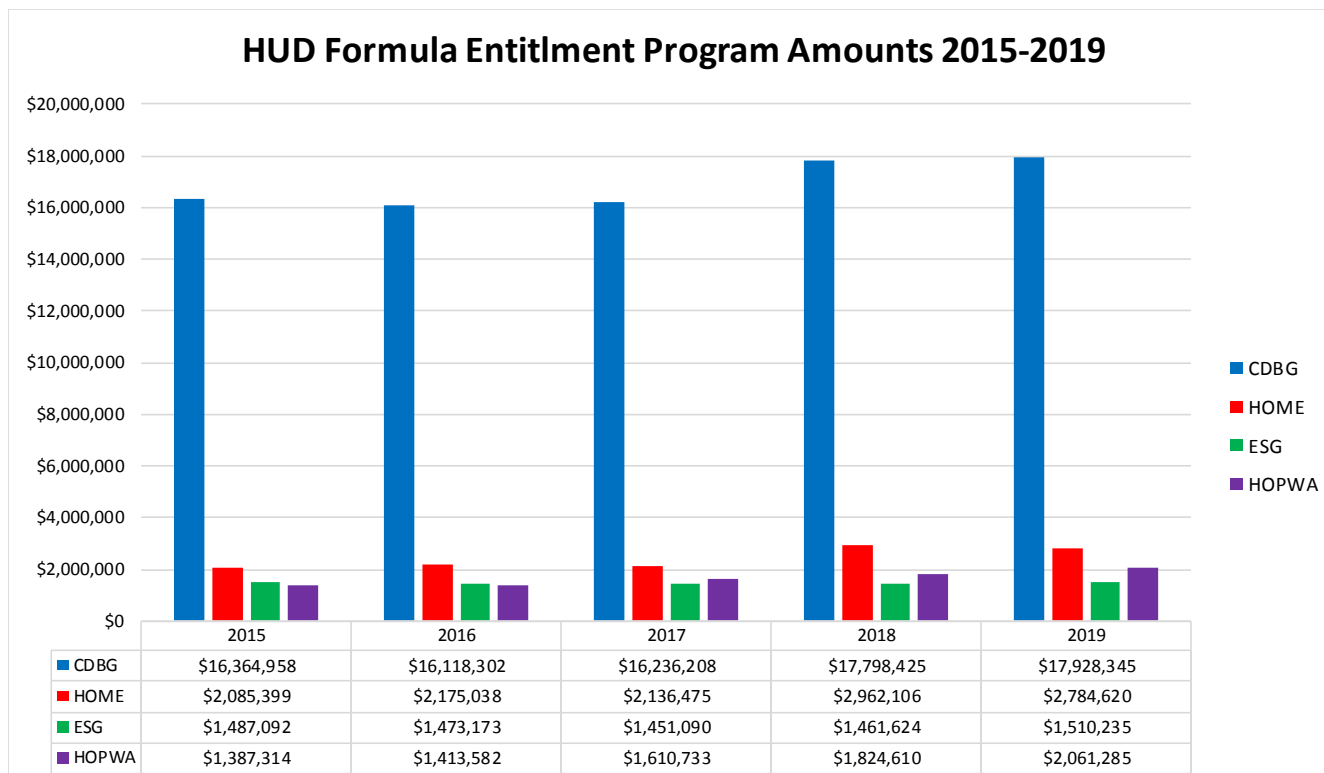
TBRA for Non-Homeless Special Needs	Similar to the need for Tenant Based Rental Assistance, market characteristics suggest that there is a high need for rental assistance for tenants with special needs, who not only face challenges (such as disabilities, mental health challenges, or substance abuse), but must also compete for affordable housing in a rental market where many tenants are housing cost burdened and quality affordable units are in high demand. However, as explained above, Tenant Based Rental Assistance is difficult to justify with Federal allocations to participating jurisdictions decreasing. There are several rental assistance programs for tenants with special needs, including the Shelter Plus Care program and the Supportive Community Living Program. Leveraging these programs (and the Housing Choice Voucher program) by producing sufficient amounts of high quality affordable housing, stabilizing neighborhoods to ensure low-income tenants are able to live in neighborhoods of opportunity, and ensuring complementary social service programs (such as job training or emergency utility assistance) are funded at appropriate levels seem to be the best strategies to address housing cost burden and meet the need for affordable housing.
New Unit Production	<p>The potential for construction of new housing units will be heavily influenced by the market characteristics identified in the Residential Market Analysis. The City's Residential Market Analysis-informed approach to new housing construction will match the size and type of new housing construction projects with market characteristics and existing built community characteristics in order to catalyze private investment. Subsidizing new housing construction is generally appropriate for both Target Area 2 and 3 market types; however, the approach to that production is very different in these types of markets. In Target Area 3 markets, new unit production must be at a large scale to make an appropriate impact, and only after careful, strategic site acquisition and demolition. In Target Area 2 markets and communities where most of built environment is intact, new developments can make an impact at a smaller scale (such as infill development). Infill development and other small-scale projects should be carefully balanced between affordable and market-rate units and combined with housing rehab to maximize positive impact. Housing production in Target Area 1 markets should only be undertaken if it provides affordable housing options in non-impacted areas of opportunity (in line with the City's Analysis of Impediments to Fair Housing) or targets special populations (such as the disabled or previously homeless).</p> <p>While both focus group and public meeting attendees consistently rated housing quality and quantity as critical issues in the City of St. Louis, the City faces challenges that are a result of a "weak market" metropolitan region. Like other weak market metros around the country, regional construction of new housing units has consistently exceeded the growth in new households. In addition, construction costs for new unit production in the City are high and market values (as well as resident incomes) are comparatively low, resulting in most new unit production requiring high development subsidy. Therefore, while new unit production may be theoretically suitable in many St. Louis neighborhoods (provided that production is at an appropriate scale), the return on investment may not be as high as other possible data-driven market interventions.</p>
Rehabilitation	The potential for rehabilitation will be influenced by the market characteristics identified in the Residential Market Analysis. The guidance for rehabilitation is similar to the guidance for new unit production in terms of strategy and scale.
Acquisition, including preservation	The potential for acquisition will be influenced by the market characteristics identified in the Residential Market Analysis. "Preservation" refers to the preservation of existing affordable housing units. Acquisition activities are most appropriate in Target Area 3 markets where land value is low but the potential for future large-scale opportunities is high.

TABLE 47 – INFLUENCE OF MARKET CONDITIONS

SP-35 Anticipated Resources

Introduction

The anticipated funding for the 2020 to 2024 five-year Consolidated Plan for the City of St. Louis is \$123 million. The chart following shows entitlement program amounts allocated under the prior five-year Consolidated Plan, and the table following identifies anticipated resources for this current five-year Consolidated Plan.



Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Public Services; Interim Assistance; Housing; Economic Development; Public Improvements; Admin and Planning	\$17,480,136	\$200,000	\$2,924,908	\$20,605,044	\$70,819,864	
HOME	Public-federal	Affordable Housing Development-- Multifamily rental-new construction Multifamily rental-rehab; Homeownership-new construction; Homeownership-rehab Admin and Planning	\$2,645,389	\$200,000	\$0	\$2,845,389	\$13,154,611	
ESG	Public-federal	Rapid Re-Housing; Shelter; Street Outreach; Homeless Prevention; HMIS; Program Admin	\$1,510,235	\$0	\$0	\$1,510,235	\$6,489,765	
HOPWA	Public-federal	Supportive Services; Tenant-Based Rental Assistance; Short Term Rent, Mortgage & Utility Payments; Housing Information Services; Grantee Admin	\$2,061,285	\$0	\$0	\$2,061,285	\$8,438,715	

TABLE 48 - ANTICIPATED RESOURCES

Leveraging of Resources

Given the magnitude of the housing, economic development, and public services needs outlined in the Needs Assessment (NA) portion of the 2020-2024 Consolidated Plan, it is critical that the public subsidy resources listed above be leveraged in order to have the greatest impact possible. The City of St. Louis Affordable Housing Trust Fund supports the City's homeless prevention, transitional housing, and affordable housing development goals, and portions of a local economic development sales tax are used to support the City's goals in workforce development, neighborhood planning and stabilization, and supportive services for low-income residents. The City of St. Louis is also addressing this challenge in several ways, including:

Data-Informed and Housing Market-Aware Decision Making

In 2014, The Reinvestment Fund (TRF) produced a Residential Market Analysis for the City of St. Louis, which has been updated for 2019. This TRF product, a map and database, is typically named the Market Value Analysis (MVA). The MVA is a tool for the City of St. Louis that can help public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit. This statistical tool uses market data to classify geographic areas, varying market types within the City, and the unique needs of each neighborhood. Market types are designated according to clustering similar characteristics, including housing sale prices, vacancy, percent non-residential, building permit activity, foreclosures, and subsidized rental stock. The MVA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

The MVA map and underlying data continues to be used in the City's priority/goal setting process for the 2020-2024 Consolidated Plan period and, as updated, will continue to be used, along with other selection criteria, in future notices of funding availability for housing development financing in order to give preference to applications for housing development that are the appropriate type and scale given the residential market value.

The MVA is complemented by other data tools being developed by TRF, the City of St. Louis, and local partners and intermediaries in order to guide decision making and strategically target subsidy in order to catalyze private investments.

Emphasis on Leveraging in Request for Proposal Processes for Sub-Grantees

The Community Development Administration emphasizes financial leveraging in its Notice of Funding Availability (NOFA) and Request for Proposals (RFP) processes for sub-grantees, developers and others proposing eligible activities to be funded utilizing Federal formula grant funding. The application and scoring processes emphasize the importance of leveraging as well as a focus on concrete, measurable outcomes in order to ensure the maximum impact per dollar spent.

Publicly Owned Land

The City of St. Louis has both a critical asset and liability in the form of approximately 11,000 abandoned vacant lots and vacant buildings owned and maintained by the Land Reutilization Authority (LRA). The LRA receives title to all tax delinquent properties not sold at the Sheriff's sale. It also receives title to properties through donations. The St. Louis Development Corporation Real Estate Department maintains, markets, and sells these properties and performs land assemblage for future development. LRA's ability to assemble and deliver vacant lots and buildings to private developers with clear title, rather than having these tax delinquent properties remain in private ownership, can potentially catalyze private development.

Through these and other leveraging strategies we estimate that \$123 million in 2020—2024 Consolidated Plan resources (CDBG, HOME, ESG and HOPWA) will be leveraged by \$430.5 million in other sources (a 3.5:1 leveraging ratio).

SP-40 Institutional Delivery Structure

Institutional Delivery Structure

The anticipated funding for the 2020 to 2024 five-year Consolidated Plan for the City of St. Louis is \$123 million. This funding is administered by three (3) key City entities. These entities are the Community Development Administration (CDA), the Department of Human Services (DHS), and the Department of Health (DoH). Expected funding and administrative responsibilities are outlined in the tables below.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Development Administration (CDA)	Government	Affordable Housing <ul style="list-style-type: none"> • Ownership • Rental Community Development <ul style="list-style-type: none"> • Public Facilities • Neighborhood Improvements • Public Services • Economic Development • Planning 	Jurisdiction
Department of Human Services	Government	Homelessness	Jurisdiction
Department of Health	Government	Non-Homeless Special Needs	Jurisdiction

TABLE 49 - INSTITUTIONAL DELIVERY STRUCTURE

Other City departments and quasi-governmental entities, such as the Planning and Urban Design Department, St. Louis Development Corporation, the City's Law Department, Comptroller's Office, Operation Brightside, and others help administer the funding and/or implement specific programs or projects identified in the Consolidated Plan.

In addition to the City departments described above, CDA issues Requests for Proposals (RFPs) to identify sub-recipient organizations to implement programs and projects identified in the Consolidated Plan. These sub-recipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals.

CDA also issues NOFAs that allow non-profit and for-profit developers the opportunity to submit proposals to undertake residential and commercial development projects using program financing to address the needs and priorities identified in the Consolidated Plan.

Strengths and Gaps in the Institutional Delivery System

The City of St. Louis prides itself on a long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the City of St. Louis Community Development Administration and the partner agencies and organizations that administer activities are strong.

In past years, CDA staff has worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation, and partnerships among agencies, and technical capacity of organizations involved in project delivery.

The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development, and affordable housing projects. The City of St. Louis is trying to address this gap via more strategic targeting, data driven decision-making, and leveraging of resources. Additional information can be found in section SP-35 under "Leveraging of Resources."

Availability of Services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	YES	YES	YES
Legal Assistance	YES	YES	YES
Mortgage Assistance	YES	YES	YES
Rental Assistance	YES	YES	YES
Utilities Assistance	YES	YES	YES
Street Outreach Services			
Law Enforcement	YES	YES	
Mobile Clinics	YES	YES	YES
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	YES	YES	YES
Child Care	YES	YES	
Education	YES	YES	
Employment and Employment Training	YES	YES	
Healthcare	YES	YES	
HIV/AIDS	YES		YES
Life Skills	YES	YES	
Mental Health Counseling	YES		
Transportation	YES	YES	
Other			

TABLE 50 - HOMELESS PREVENTION SERVICES SUMMARY

Strengths and Gaps in the Service Delivery System

One challenge in the current service delivery system is the location and accessibility of public services. Anecdotally, the existing services for the homeless do a good job of providing essential needs such as shelter, meals, and health care. However, with many of these services clustered in a relatively small area of downtown, public service clients are tied to a single location and persons at risk of homelessness may not have resources within their communities. It should be noted, that for the larger regional area, the downtown St. Louis area is where the most services are provided, so the City of St. Louis ends up serving residents from neighboring communities in St. Louis County, St. Charles, Lincoln, and Warren Counties, Missouri and a few counties in Illinois. This influx of persons in need of shelter and services places an unbearable demand on the existing services providers. If the services were simply for City of St. Louis residents, the overall system may in fact be suitable, but due to the inflow of persons coming from a very large region, the systems display as largely filled with glaring gaps.

Overcoming Gaps

The Continuum of Care (CoC) and the St. Louis Division of Homeless Services work very closely together to identify gaps and/or breakdowns in homeless services system. In 2017 CoC was required to have operational policies and procedures for the Coordinated Entry System. This HUD requirement demanded communities to establish how persons experiencing homelessness would access, be assessed, be prioritized for housing and services and receive referrals. One unique benefit to this system is the rich data that would come from it, thereby informing communities of gaps in the system.

As of 2019, several gaps have been identified, and the CoC and Homeless Services Division have several consultation projects in process to assist with improvements to the system. These things are being worked on currently:

- Coordinated Entry Consultation: This project will help the community in discovering from several perspectives where there are gaps and breakdowns in the system. Management of the system, data analysis, the client's perspective and the services and housing providers' perspectives are all being considered so that improvements can be made.
- Rapid Rehousing Consultation: Consulting on this project will help the community to operationalize all Rapid Rehousing programs. Right now they all have differing eligibility criteria and differing policies which make it hard for the Coordinated Entry System to make good referrals of clients to those programs. Because good referrals can't always be made, each program struggles with outcomes. This consultation will improve the system so clients are referred correctly to the "right" housing and services programs they need and want.
- HUD Compliance and Monitoring: This project will help the CoC and Homeless Services Division have better communication and processes for program monitoring. This will provide clarity in roles for each governing body and guide both in better decision-making around funding and when and how to provide struggling programs with technical assistance. Additionally, this project will affirm for both the City and the CoC how to remain in compliance with HUD regulations and requirements.
- Built For Zero: By being a part of the national Built For Zero movement, the City of St. Louis is receiving consultation on many aspects of reducing homelessness. The primary focus at this time is to see a marked reduction in Veteran homelessness, and to be able to better report out and understand the community's homeless data. This initiative is also helping the CoC and City to establish communication and reporting outward in a more remarkable way the efforts underway to see reductions in homelessness.

With the implementation of Coordinated Entry, it has been discovered that oftentimes people are able to access the system, are able to be assessed and placed on the community By Name List for housing, but once their name comes up for referral to housing, they are nowhere to be found. This is a gap in the

system and creates stress for the housing providers. Housing providers want to get their openings filled fast, but spend too much time trying to find clients. The Homeless Services Division has moved to implementing caseloads for their two funded Street Outreach workers, in hopes of making better connections to services for people. This will hopefully increase the ability of housing providers in finding and locating persons referred for their programs.

SP-45 Goals Summary

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
1	Child Care	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$72,000	Persons Assisted	2,000 persons
2	Crime Prevention	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$519,000	Persons Benefitting	12,125 persons
3	Elderly Services	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$332,000	Persons Assisted	5,000 persons
4	Fair Housing	2020	2024	Non-Housing Community Development	Citywide	Public Services	CDBG: \$48,500	Persons Assisted	3,500 persons
5	Financial Literacy/ Financial Counseling	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$27,235	Persons Assisted	2,100 persons
6	Healthy Food Access	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$275,000	Persons Assisted	9,125 persons
7	Health Care	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$110,000	Persons Assisted	3,150 persons
8	Job Training	2020	2024	Non-Housing Community Development	Citywide	Public Services	CDBG: \$255,000	Persons Assisted	2,250 persons
9	Landlord Training	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$60,000	Persons Benefitting	2,500 persons
10	Neighborhood Cleanups and Beautification	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$365,000	Persons Benefitting	6,250 persons
11	Offender Re-entry Services	2020	2024	Non-Housing Community Development	Citywide	Public Services	CDBG: \$155,000	Persons Assisted	850 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
12	Resident Leadership Training & Development	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$111,300	Persons Assisted	1,625 persons
13	Youth Services	2020	2024	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$865,375	Persons Assisted	17,270 persons
14	Maintenance of Abandoned Property	2020	2024	Non-Housing Community Development	Citywide	Interim Assistance	CDBG: \$950,000	Persons Benefitting	3,125 persons
15	Homebuyer Assistance	2020	2024	Housing	Citywide	Affordable Housing	CDBG: \$150,000	Households Assisted	200 households
16	Home Repair Assistance	2020	2024	Housing	NRSAs	Affordable Housing	CDBG: \$2,405,000	Housing Units	2,000 units
17	Housing Development	2020	2024	Housing	NRSAs	Affordable Housing	CDBG: \$2,100,023 HOME: \$2,845,389	Housing Units	Rental units constructed: 173 Rental units rehabilitated: 282 Homeowner housing added: 34 Homeowner housing rehabilitated: 36
18	Housing Rehab Administration	2020	2024	Housing	Citywide	Affordable Housing	CDBG: \$850,000	Other-organization	5 organization
19	Rapid Re-Housing	2020	2024	Homeless	Citywide	Homeless	ESG: \$200,917	Persons Assisted	500 households
20	Homeless Shelter	2020	2024	Homeless	Citywide	Homeless	CDBG: \$187,000 ESG: \$828,000	Persons Assisted	11,450 persons
21	Homeless Street Outreach	2020	2024	Homeless	Citywide	Homeless	ESG: \$10,080	Persons Assisted	8,000 persons
22	Homelessness Prevention	2020	2024	Homeless	Citywide	Homeless	ESG: \$208,043	Persons Assisted	1,000 persons
23	Homeless Management Information System	2020	2024	Homeless	Citywide	Homeless Data	ESG: \$149,927	Other-information system	5 information system
24	Homeless Services Program Admin	2020	2024	Homeless	Citywide	Homeless Program	ESG: \$113,268	Other-organization	5 organization

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
						Admin			
25	Supportive Service for People with HIV/AIDS	2020	2024	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$302,543	Persons Assisted	1,040 persons
26	Tenant-Based Rental Assistance for People with HIV/AIDS	2020	2024	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$970,000	Persons Assisted	840 households
27	Short Term Rent, Mortgage & Utility Payments for People with HIV/AIDS	2020	2024	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$257,300	Persons Assisted	550 household housing units
28	Housing Information Services for People with HIV/AIDS	2020	2024	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$110,000	Persons Assisted	4,500 persons
29	Facility-Based Housing for People with HIV/AIDS	2020	2024	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$148,798	Persons Assisted	200 households
30	Permanent Housing Placement for People w/ HIV/AIDS	2020	2024	Non-Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$80,000	Persons Assisted	45 household housing units
31	HOPWA Grantee Administration	2020	2024	Housing: Non-Housing Homeless Special Needs	Citywide	HOPWA Grantee Administration	HOPWA: \$192,644	Other-organization	5 organization
32	Business Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$200,000	Jobs Created/ Retained Businesses Assisted	25 jobs 25 businesses
33	Microenterprise Assistance	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$190,000	Businesses Assisted	50 businesses
34	Assistance to Commercial Services In Low/Mod Areas	2020	2024	Non-Housing Community Development	Selected Commercial Districts	Economic Development	CDBG: \$850,000	Persons Benefitting	9,000 persons
35	Public Facilities and Improvements	2020	2024	Non-Housing Community Development	NRSAs	Public Facilities	CDBG: \$6,216,924	Persons Benefitting	29,830 persons
36	Community Development Program Administration	2020	2024	Other: Administration	Citywide	Administration	CDBG: \$2,187,027	Other-organization	15 organization
37	Economic	2020	2024	Other:	Citywide	Administration	CDBG;	Other-organization	10 organization

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
	Development Program Administration			Administration			\$539,000		
38	Planning	2020	2024	Other: Planning	Citywide	Planning	CDBG: \$810,000	Other-organization	5 organization
39	Section 108 Loan Payment	2020	2020	Section 108 Loan Payment			CDBG: \$355,031	Other-payment	1 payment

TABLE 51 – GOALS SUMMARY

Goal Descriptions

Goals are described in detail below by category and goal name, following the same listed order as in the Goals Summary Information table above.

Child Care

Provide affordable child care for LMI families to allow parents to obtain or enhance their education and/or obtain or retain a job.

Crime Prevention

Programs and services that assist in reducing and/or preventing crime in low- and moderate-income areas.

Elderly Services

Activities to maintain and enhance the quality of life for seniors, such as food and nutrition programs, transportation services, recreational services, outreach, health screenings, and nutrition education.

Fair Housing

Education, counseling, investigation, and enforcement of fair housing laws.

Financial Literacy/Financial Counseling

Financial literacy education and counseling programs for low- and moderate-income persons.

Healthy Food Access

Programs and services that assist in enhancing access to healthy food for low- and moderate-income persons.

Health Care

Community health services, including but not limited to mental health counseling, nutrition services, public health nursing, and health education to low- and moderate income persons and households.

Job Training

Employment training and education to low- and moderate-income persons that will not necessarily result in documented placement in full time equivalent (FTE) jobs.

Landlord Training

Training to assist landlords in developing sound business practices, resulting in better quality rental housing in low- and moderate-income areas.

Neighborhood Cleanups and Beautification

Neighborhood cleanup services and beautification programs in low- and moderate-income areas.

Offender Reentry Services

Supportive services for low- and moderate-income individuals who have been incarcerated to enable their safe and successful reintegration into the community.

Resident Leadership Training and Development

Training for residents of predominantly low- and moderate-income neighborhoods to integrate social and economic goals with environmental ones in community development activities.

Youth Services

Activities for low- and moderate-income youth, including at-risk youth, to encourage leadership skills, provide after-school educational, recreational and mentoring opportunities, and to develop skills needed to achieve personal, educational, and future employment success.

Maintenance of Abandoned Property

Secures vacant and open buildings, clears, grades and seeds vacant lots and removes hazardous trees on abandoned tax-foreclosed properties in low- and moderate-income areas.

Homebuyer Assistance

Down payment and closing cost assistance to low- and moderate-income homebuyers.

Home Repair Assistance

Financial assistance to bring low-moderate income owner-occupied housing into code compliance, make housing lead-safe, address emergency repair needs, and provide minor home repairs, including accessibility modifications.

Affordable Housing Development

Financing for the development (through substantial rehabilitation or new construction) of rental and homeownership housing affordable to low- and moderate-income households.

Housing Rehab Administration

Underwriting, loan processing, inspections, and other services related to assisting owners and other entities participating or seeking to participate in CDBG and HOME-assisted housing rehabilitation programs.

Rapid Re-Housing

Tenant-based rental assistance provided to rapidly move people to permanent housing for people recently homeless or at risk of becoming homeless.

Homeless Shelter

Emergency shelter or transitional housing for homeless people.

Homeless Street Outreach

Street Outreach workers are often able to help people problem-solve their situations to get them into alternative places for shelter and/or can occasionally provide direct shelter access for those staying on the streets or in places not meant for human habitation.

Homelessness Prevention

Services needed to help people with solution-focused assistance to help problem-solve crisis situations and prevent their entry into homelessness and/or into overcrowded high demand shelter beds.

Homeless Management Information System (HMIS)

A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

Homeless Services Program Administration

Administrative support and responsibility for ESG and Continuum of Care programs and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various homeless services programs.

Supportive Services for People with HIV/AIDS

Employment, education and life skills training and psychosocial, substance abuse, mental health, and general health counseling to people with HIV/AIDS.

Tenant-Based Rental Assistance for People with HIV/AIDS

Rental subsidy program to help people with HIV/AIDS access affordable housing.

Short Term Rent, Mortgage & Utility Payments for People with HIV/AIDS

Time-limited housing subsidy assistance designed to prevent homelessness and increase housing stability for people with HIV/AIDS. Grantees may provide assistance for up to 21 weeks in any 52-week period.

Housing Information Services for People with HIV/AIDS

Services dedicated to helping people living with HIV/AIDS and their families to identify, locate, and acquire housing. This may also include fair housing counseling for eligible people who may encounter discrimination based on race, color, religion, gender, gender identity sexual orientation, age, national origin, familial status, or handicap/disability.

Facility-Based Housing for People with HIV/AIDS

Supporting facilities, including community residences, single room occupancy (SRO) dwellings, short-term facilities, project-based rental units, master leased units, and other housing facilities for people with HIV/AIDS approved by HUD.

Permanent Housing Placement for People with HIV/AIDS

Permanent housing placement for people with HIV/AIDS.

HOPWA Grantee Administration

Administrative support and responsibility for HOPWA programs and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various HOPWA-funded programs.

Business Development

Loans to businesses to help create and/or retain jobs for low-moderate income people.

Microenterprise Assistance

Technical assistance, business support and other services provided to owners of microenterprises or microenterprise incubators.

Commercial Services in Low/Mod Areas

Financial assistance for building improvements and supportive services for small businesses serving predominantly low- and moderate-income areas.

Public Facilities & Improvements

Improvements to infrastructure (streets, sidewalks, curbs, etc.) in predominantly low- and moderate-income areas.

Community Development Program Administration

Administrative support and responsibility for CDBG, HOME, NSP and locally funded community development programs, and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various housing programs.

Economic Development Program Administration

Coordinate the functions of various city development agencies that implement economic development programs, including, but not limited to, business loan packaging, economic development financing, economic development-related real estate development, minority business development, business assistance, contracting for public improvements, construction monitoring, planning, and administrative activities.

Planning

Professional planning services, including the creation and review of community plans and planning related work products (maps, research, etc.); assistance in the preparation of applications for federal, state, and local grants; preparation of the necessary materials for the designation of local historic landmarks and/or districts, and performance of urban design review functions.

Section 108 Loan Repayment

Repayment of Section 108 guaranteed loan.

SP-50 Public Housing Accessibility and Involvement

Section 504 Voluntary Compliance Agreement

SLHA fully meets the requirements of Section 504 and is not under a Voluntary Compliance Agreement.

Activities to Increase Resident Involvement

SLHA continues to foster resident involvement in management by providing regular resident meetings where residents can express concerns to housing management. SLHA maintains a strong working relationship with the City-wide resident, encouraging resident involvement in strategic and agency planning. In addition, SLHA continues to assist with development of resident organizations at the by providing information to residents interested in forming organizations, facilitating training, and monitoring compliance with regulatory requirements. SLHA also employs full-time Ombudsman, who works directly with residents to resolve complaints.

Public Housing Agency Performance

SLHA is a Standard Performer and is not designated as troubled under 24 CFR part 902.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

The City of St. Louis Analysis of Impediments to Fair Housing identifies ten impediments to fair housing that also fall under the category of barriers to affordable housing. These impediments/barriers may be revised before the formal submission of the Consolidated Plan to HUD, as the Analysis of Impediments to Fair Housing is currently being reviewed and revised. Barriers to affordable housing include:

1. Lack of Rental Assistance. There are not enough rent-assisted units to meet the demand. The St. Louis Housing Authority manages federally funded programs such as the Housing Choice Voucher Program (formerly known as Section 8) and public housing. Under both programs the amount of rent paid by the tenant household is limited to 30% of the household's income. SLHA reports that they assist about 9,500 households, with over 30,000 on the waiting list for public housing and for vouchers. Even with this level of assistance, there are still approximately 25,000 households in need of such assistance that do not receive it.
2. Tax Credit Uncertainty. Continuing uncertainty regarding the General Assembly's commitment to funding tax credit programs used to fund low-income housing construction and rehabilitation is leading to uncertainty in the public and private sectors about the future availability of these resources in the production of affordable housing.
3. NIMBYism. Residents often oppose the location of housing for protected classes in or near their neighborhoods, including rezoning for group homes for residents who are disabled.
4. Limited Access to Resources. The largest concentration of affordable housing units is located in areas that lack jobs and have schools that underperform.
5. Lack of Fair Housing Knowledge. Information about fair housing enforcement is not universally known to organizations working with people in protected classes.
6. Occupancy Permit Discrepancies. Occupancy permit requirements may be unevenly applied across the City of St. Louis.
7. Biased Real Estate Information. Real Estate agents do not provide enough information about the amenities of the City of St. Louis to customers who want information about where to locate.
8. Restricted Access to Credit. There has been a constriction in access to credit for low-income and minority borrowers.
9. Lack of Accessible Housing for People with Disabilities. Accessible housing units are not often available to people with disabilities.
10. Limited Access to Transit. Limited public transportation funding endangers access to public transportation for members of protected classes. Furthermore, job growth in transit inaccessible areas of the region is threatening the stock of available employment for low income individuals.

Strategy to Remove or Ameliorate Barriers

Below are the strategies to ameliorate the barriers listed in the prior section, with the caveat that these strategies may also be revised as the Analysis of Impediments to Fair Housing is reviewed and revised.

1. Lobby at the state and federal levels of government to preserve funding for assisted housing and for tax credit programs used to construct and rehabilitate low income housing.
2. Encourage developers to engage residents and address potential NIMBYism early in the planning process of a development.
3. Increase transparency and resident engagement in city planning efforts to address potential NIMBYism issues.
4. Set clear and transparent fair housing related priorities for making recommendations to the Missouri Housing Development Commission about housing development projects within the City applying for low-income housing tax credit (LIHTCs), and make those priorities available to the public.
5. Realign the City's CDBG, HOME, and Affordable Housing Trust Fund application timelines to correspond with the state's LIHTC application timeline.
6. Ensure that Fair Housing information, as well as information about tenants' rights, is made available throughout the City of St. Louis.
7. Eliminate discrepancies in the housing inspection requirements for tenants using standard payment methods versus tenants using Housing Choice Vouchers.
8. Hold lending institutions accountable to community obligations and CRA regulations.
9. Clarify the city's regulations regarding source-of-income discrimination by landlords.
10. Encourage real estate agents to market the assets and opportunities available in the City of St. Louis.
11. Make housing more accessible to residents with disabilities.
12. Continue partnerships and planning to improve the regional public transit outlook.

SP-60 Homelessness Strategy

Introduction

On average, the City's Homeless Services Division anticipates receiving approximately \$1.5 million in ESG funding annually for the period of 2020-2024.

All efforts are intended to build upon previously designed strategies and continue ongoing services made possible through ESG funding. The main priorities for the period of 2020-2024 will be to continue to fund emergency shelter services as much as possible, continue to fund Street Outreach, and increase support to Homeless Prevention services.

One improvement made recently to Street Outreach is to move to having a structured and focused caseload. This will hopefully benefit people more directly by getting them better connected to services and housing. Persons will be worked with in an on-going case management manner until successfully connected to a services provider. This connection will prove valuable when the person comes up on the Housing List for a referral and will be able to be located quickly.

Another goal for Homeless Services Division is to determine how to fund and provide housing navigation services or other support services to the Coordinated Entry System. There are aspects of housing navigation services that may fit with Homeless Prevention and/or Rapid Rehousing categories of ESG. Homeless Services Division will get clarity on how to make this type of supportive services offered through ESG funding and begin in the next five-year period to add those requirements into contracts for providers.

Outreach and Assessment of Needs

The City of St. Louis conducts targeted outreach to homeless persons (especially unsheltered persons) and assesses their individual needs as outlined via the Community's Coordinated Entry System.

The City's Homeless Services Division will conduct outreach to mostly unsheltered persons, providing them with guidance on how to get connected to services, emergency shelter, and/or the Coordinated Entry System for placement on the Community Housing Prioritization List. The Homeless Services Division has moved to implementing caseloads for their two funded Street Outreach workers, in hopes of making better connections to services for people. This will hopefully increase the ability of housing providers in finding and locating persons referred for their programs. In the interim time period where clients aren't yet connected to services, Street Outreach workers will act as that connection point by being case managers. One of their main roles is to make sure people are being assessed using the Community's designated assessment tool, called the VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool), for housing list placement and services needed.

Addressing Emergency and Transitional Housing Needs

Emergency Shelters and Transitional Housing programs will be used for those who cannot be diverted from the homeless system and who cannot immediately be placed in permanent housing. The primary purpose of emergency shelters and site-based transitional housing programs will be to equip persons to move

into appropriate forms of permanent housing as soon as possible. Emergency shelters and site-based transitional housing programs will be evaluated in part based on the percentage of persons placed into permanent housing (at least 80%) and the length of their stays in emergency shelter or transitional housing.

While in shelter or transitional housing programs, staff will provide clients with or make referrals to services such as intensive case management, child care, education, employment assistance, job training, legal, mental health, substance abuse treatment, transitional housing, permanent or permanent supportive housing, transportation, and services for special populations utilizing evidence-based or best practices.

Transition to Permanent Housing and Independent Living

The City will allocate funds to rapid re-housing to ensure that individuals and families make the transition to permanent housing and independent living. Homeless individuals and families, including veterans, unaccompanied youth, and those experiencing or fleeing from domestic violence, dating violence or stalking, that are homeless may be eligible for Rapid Rehousing.

All permanent housing which includes Rapid Rehousing, Permanent Supportive Housing, and Shelter Plus Care referrals are made via the Community's Coordinated Entry system. All clients in need of housing resources are assessed and placed on the Community By Name List. This list is sorted and community defined prioritization standards are used for sorting the list. When housing programs identify an opening in their program, they request a referral of a person to them from the Community's By Name List. The housing provider then works to locate the client via the service provider connected to the client as a case manager or via contact information placed into the Community's Homeless Management Information System (HMIS). The service provider connected with the client works with the client and the housing provider to make warm connections and hand-offs when appropriate.

The CoC takes immediate actions to provide housing for unsheltered homeless households with dependent children. Once an unsheltered family has been identified, the CoC will dispatch the mobile outreach team to conduct an assessment. The family is immediately placed in the most appropriate/available housing (hotel, shelter, or transitional housing) and also connected to a service provider as needed.

Prevention Services

Homeless Prevention will be a newer and increased focus for the 2020-2024 period. As the Coordinated System has grown the last three years the primary focus has been on how persons' access housing resources. The deficit is the ability to address prevention of those persons from needing to be assessed at all for services. National research is finding that Coordinated Entry systems need to take a larger focus on prevention and diversion activities. Diversion, simply put, is the ability to help people problem solve or divert themselves from accessing homeless services. When people are in crisis, they often don't have the ability to think about what strengths or resources they might have at their disposal. Diversion is the practice of listening to clients and walking them through their crisis situation to help them actually solve the situation or crisis with their own resources. Most of the time this practice doesn't even require funding. Situations could be as simple as finding a relative to stay with until repairs are made at their current home, or providing a voucher for food in order to be able to stay longer in their current housing situation. When these crisis situations can't be solved, the next step is to assess if a small stipend of funding may be able to assist. That is where Homeless Prevention funds can be very useful. Perhaps a person needs the help to cover rent for a month because they had a car maintenance expense, or had a medical emergency. So many people become "lost" in crisis and without skilled persons able to help in this problem-solving practice end up in emergency shelters or staying on the streets.

Homeless Services will be focusing on increasing people assisted with Homeless Prevention Funds which will be a support to the Coordinated Entry system over the next five years, from 2020-2024. Homeless Services will have to engage in networking and building relationships with new partners to find enough agencies that are interested in performing the type of Homeless Prevention services discussed above. The first year, in 2020, this networking and relationship building will ramp up and be the main focus, so that those clients assisted with this service will see larger increases starting in 2021.

Persons Being Discharged from Publicly-Funded Institutions

The St. Louis City CoC continues to work on a state-wide basis to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

The St. Louis City CoC is a member of the State's Interagency Council, the Governor's Committee to End Homelessness (GCEH). Many of the publicly funded institutions and systems of care are administered at the State level. These organizations are also members of the GCEH.

The GCEH has developed an Institutional Discharge Policy Throughout the State of MO each Continuum of Care is working on getting buy-in from institutions of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Once these facilities are in agreement they will be asked to sign the Discharge Policy to be kept on file at the State level, by GCEH. This Discharge Policy was finalized in 2019, and the work of getting signatures will be occurring during the next five years, 2020-2024.

Locally, the City of St. Louis will continue to work closely with publicly funded institutions and systems of care to help them to establish a more efficient discharge policy.

This work is critical for those who are being discharged out of hospitals and other institutions and into homelessness and those who are currently homeless and are receiving mental health services, but need the additional resources to help them become housed and self-sufficient.

Persons Already Receiving Assistance from Public and Private Agencies

Via the St. Louis City Continuum of Care (CoC), the City works with various public and private agencies to prevent individuals and families from becoming homeless. Listed below are a few of the partnering public and private agencies that the City of St. Louis contracts, refer and partners with to establish public policies and procedures, remove barriers, and address housing, health, social services, legal, employment, education, or youth needs:

Contracting Agencies

- Arch City Defenders
- Covenant House Missouri
- DePaul USA
- Doorways
- Employment Connection
- Gateway 180
- Homefull
- Horizon Housing
- Institute for Community Alliances (ICA)
- Lydia's House
- Our Lady's Inn
- Peter & Paul Community Services
- Places for People
- Queen of Peace
- St. Louis Transitional Hope House
- St. Martha's Hall
- St. Patrick Center
- The Women's Safe House
- United Way of Greater St. Louis
- Youth In Need
- YWCA

Referral Agencies

- City of St. Louis Area Agency on Aging

- Arch City Defenders
- Behavior Health Network
- BJC Behavioral Health
- Covenant Housing Missouri
- Criminal Justice Ministry
- DePaul USA
- Missouri Department of Mental Health
- Doorways (Interfaith Residence)
- Employment Connection
- Epworth Children and Family Services
- Every Child's Hope
- Gateway 180
- Gateway Housing First, Inc.
- Good Shepherd
- Homefull
- Horizon Housing Development Company
- Humanitri
- Kathy J Weinman Center
- Loaves & Fishes, Inc.
- Lydia's House
- Marygrove Crisis Care
- Our Lady's Inn
- Peter & Paul Community Services
- Places for People, Inc.

- Queen of Peace Center
- Room at the Inn
- Salvation Army St. Louis
- St. Louis Transitional Hope House
- St. Martha's Hall
- St. Patrick Center
- The Women's Safe House
- United Way St. Louis (2-1-1)
- VAMC St. Louis Hope Recovery Center
- Youth In Need
- YWCA Metro St. Louis

Partnering Agencies

- Missouri Department of Corrections
- Missouri Department of Mental Health
- Missouri Governor's Committee to End Homelessness
- St. Louis Area Regional Council on Homelessness
- St. Louis Winter Outreach
- St. Louis Metro Police Department
- St. Louis Metro Transit Division
- St. Louis Mental Health Board
- St. Louis Housing Authority

SP-65 Lead based paint Hazards

Actions to Address Lead Based Paint Hazards

Three agencies collaborate to evaluate and reduce lead based paint hazards, with an emphasis on preventing lead poisoning rather than reacting to instances of lead poisoning: the Building Division, the Department of Health (DOH), and CDA). The Building Division is primarily responsible for inspections and ground work, DOH is primarily responsible for community outreach and elevated blood lead level testing, and CDA functions as a HUD grant and financial management center for the various programs.

The Lead Remediation Program, which provides funding to remediate lead-based paint hazards in housing. Funding is provided through a competitive Lead Hazard Reduction Demonstration (LHRD) grant that the City receives from HUD as well as the City's Lead Remediation Fund (LRF). The program is targeted to households occupied by children aged six and under or in one in which a pregnant woman resides. Funding from the LHRD grant is limited to households with incomes at or below 80% of the Area Median Income (AMI), while the LRF allows for households earning up to \$75,000 annually to receive funding, regardless of household size. The LRF is also used to satisfy the required matching contribution for the LHRD grant, and the City uses LRF funds for projects that meet all HUD grant eligibility requirements. Both owner-occupied and rental housing units are eligible for assistance through this program. Most of the referrals to the program come from households with children who are not lead poisoned and the funds allow for the remediation to be completed before a child becomes lead poisoned.

The Healthy Home Repair Program provides loans help low and moderate income homeowners preserve their homes by addressing code violations and deferred maintenance as well as remediating lead-based paint hazards. The maximum amount of City assistance is typically capped at \$30,000. The first \$10,000 is a five-year forgivable loan, and the remaining balance, up to \$20,000, is a deferred payment loan.

The Health Department provides free walk-in lead testing for children under the age of six and pregnant women who reside in the City of St. Louis. Services are provided on a walk-in basis from 8 am to 5 pm, Monday through Friday, or by calling 314 657-1456 to schedule an appointment. The parents or guardians of the children are provided with education on ways to reduce hazards, cleaning techniques to minimize dust lead hazards and dietary changes for any children that have elevated blood lead levels. In addition, they refer the family to the Lead Remediation Program in order to enroll in the program so that their housing unit can be remediated. There is no threshold that a blood lead level has to meet in order to receive remediation assistance.

While eligibility for the LHRD grant is the main entry point into the system, the City utilizes its LRF to remediate other rental housing units in which the tenants do not meet all HUD grant guidelines. For instance, in a 2 or 4-family building, only one of the units may be occupied by a household with a child aged 6, or a pregnant woman, or the tenant's income may exceed the HUD-mandated 80% AMI levels. In such cases, LRF funds are provided in order to make the unit(s) lead-safe in addition to the grant funded unit(s). Since there is a likelihood that the unit may be occupied by a household with children sometime in the future since the owner is already renting to households with children, making the unit(s) lead safe greatly reduces the chances of a child getting lead

poisoned in the future in that building. Even though these units cannot be counted towards the HUD grant deliverables since they do not meet all HUD grant requirements, it is part of our primary prevention strategy and will increase the number of lead-safe units in the City.

Extent of Lead Poisoning and Hazards

The actions above have been formulated to maximize the amount lead poisoning cases prevented and therefore have the largest possible impact. They have dramatically reduced the extent of lead poisoning and hazards over time despite widespread lead hazard risk in the City of St. Louis.

Most City homes built before 1980 contain lead-based paint and, according to 2018 St. Louis City Childhood Lead Poisoning Report, up to 89% of homes in the City of St. Louis were built before 1980 and are therefore at risk unless they have been tested and/or remediated and known to be safe. With 156,677 buildings potentially containing LBP hazards (based on building age alone), the extent of the risk is such that the City does not have adequate resources to test and remediate all buildings. This is why the City's Lead Remediation Program, including its primary prevention strategies are so important in that the goal is to remediate, or eliminate hazards as much as possible, before a unit is occupied by a child.

Integration into Housing Policies and Procedures

Actions to address lead based paint hazards are integrated into housing policies and procedures in a number of ways.

The City has taken several steps in order to address lead-based paint hazards into housing policies and procedures in addition to its dedicated funding sources of the HUD Lead Hazard Reduction Demonstration Grant and the Lead Remediation Fund and its approach for remediating lead hazards in multi-family buildings. For instance, we plan to adopt the same clearance standards applicable to our Lead Hazard Reduction Demonstration grant to our CDBG, NSP, and HOME-funded projects, including the Healthy Home Repair Program and our Housing Production program which provides funding for gut rehabilitations. Currently, these programs are governed by the Lead Safe Housing Rule, so the HUD Lead Grant clearance standards do not apply them. We also use the same clearance standards for projects funded by the Lead Remediation Fund. These lower standards help to further reduce lead hazards in residential housing units which will help to lower exposure for the occupants. In addition, the City Building Division has trained all of their Building Inspectors to identify peeling, flaking, chipping, etc. paint and to cite it so that an occupancy permit cannot be issued until the paint has been stabilized. This has helped to play a significant role in helping to decrease the prevalence rate of lead poisoning as it has had a tremendous effect on reducing lead hazards prior to a unit's occupancy. Finally, the Building Division will conduct a lead hazard risk assessment for free at the request of any property owner. If any hazards have been identified during the risk assessment, the owner is offered assistance to remediate the hazards through the HUD grant or through the LRF.

SP-70 Anti-Poverty Strategy

Reducing the Number of Poverty-Level Families

Poverty remains a critical issue in the City of St. Louis. According to 2017 American Community Survey data, the City of St. Louis has 61,212 persons living in poverty, representing 20.3% of the population for whom poverty status is determined, and 16,775 children under 18 in poverty, representing 28.4% of children for whom poverty status is determined. In addition, American Community Survey data shows a 9.4% unemployment rate within the civilian labor force and 22.3% of households with food stamp benefits in the past 12 months.

While many policies and programs require change at the Federal and State levels in order to make progress toward eradicating poverty (including increasing the minimum wage and providing additional funding for safety net and employment training programs), the City of St. Louis will pursue the following local strategies designed to reduce the number of persons in poverty:

1. Pursue economic development strategies to increase the number of jobs and businesses within the region and in under-resourced neighborhoods, especially in job-intensive industries such as the biosciences.
2. Offer job training and job placement programs designed to reduce the number of poverty-level families.
3. Invest in education, continuing to improve the quality of educational options (public, private, charter, and magnet schools) within the City and partnering with agencies that foster “cradle to career” services for youth at risk of poverty.
4. Ensure that the problem of abandoned and nuisance properties in low-income neighborhoods is effectively addressed, thereby preserving the value of neighborhood property for those low-income people who are already homeowners.
5. Coordinate safety net services so they have the maximum possible impact.
6. Facilitate asset building initiatives such as Individual Development Accounts (IDAs) and financial literacy programs.
7. Encourage programs and partnerships that support ex-offenders re-entering the community and the job market.
8. Encourage housing and transportation investments that will lower the combined housing and transportation costs of poverty-level families and increase access to area public services and amenities. In addition, per the Mayor’s Sustainability Plan Action Agenda, the City of St. Louis will advocate for transportation plans and funding that allow more people to be less car dependent, including poverty-level families for whom car ownership can be a substantial cost.

Coordination with Affordable Housing Plan

The eight anti-poverty strategies listed above are closely related to the City's plan for the provision of affordable housing.

Clients of existing affordable housing programs will benefit from an increased focus on cradle-to-career education and supportive services, job training and job placement programs, financial literacy and increased jobs within the St. Louis region. City Community Development Administration staff will work to ensure that government departments and nonprofit agencies are aware of available programs so that residents who are eligible for multiple programs have a higher chance of obtaining the assistance they need to exit poverty.

The focus on abandoned and nuisance properties in low-income neighborhoods to preserve property values is compatible with the data-driven strategies suggested by the City's Residential Market Value Analysis (MVA). All markets types all have appropriate intervention strategies related to nuisance properties, such as code enforcement in strong markets, stabilization, and rehabilitation of vacant buildings in transitional markets, and acquisition of problem properties in distressed markets.

SP-80 Monitoring

Standards and Procedures the Jurisdiction Will Use to Monitor Activities

Prior to implementing funded activities, all CDBG sub-grantees are required to attend a mandatory workshop that includes an overview of CDBG, other federal, and City contracting requirements. They receive a copy of HUD's Playing by the Rules Handbook. Funding agreements specify all compliance and reporting requirements. Program monitoring staff watches for potential fraud, waste, mismanagement, or abuse. Contract provisions provide for the suspension of funds, termination of the contract, and disallowance of reimbursement based on performance deficiencies. All activities are also monitored for compliance with related federal regulations such as Labor Standards and Section 3.

Staff completes agency risk assessments to facilitate the monitoring process. Organizations with no prior CDBG experience are automatically considered high risk and receive additional technical assistance. Organizations with prior CDBG experience are assessed based on the amount of the grant, the nature of the activity, staff turnover, and prior performance. Where risk analysis reveals a greater risk of non-compliance, program monitors perform two on site monitoring visits during the contract period. Reviews are conducted using a standardized checklist to assure consistency and fairness.

Fiscal monitoring reviews are prioritized based on funding award amount, financial management concerns, and CDBG/HOME administration experience. A list of all organizations expending \$750,000 or more in federal funds during a fiscal year is maintained to track and ensure the timely submission of single federal audit reports. All awardees not required to have single federal audits are required to submit certification letters stating that they did not expend \$750,000 in federal funding during the last fiscal year. Any concerns or findings noted during program and fiscal monitoring visits are detailed in a letter issued to each organization with corrective action recommendations and deadlines for implementation.

On-site inspections are conducted at all HOME assisted rental housing to determine compliance with applicable property standards and to verify information submitted by owners. All HOME assisted rental and owner-occupied housing is monitored each year through desk audits and on-site visits to ensure affordability restrictions are being met and that the administrative, fiscal, and management components of these developments are adequate to meet the needs of their residents.

The Health Department retains the services of an accounting firm to perform fiscal monitoring of HOPWA-funded activities. Auditors test up to three months of fiscal reporting and examine records, accounting practices, and allowable costs. Fiscal monitoring visits occur once each contract year. Audits are required from all Project Sponsors expending over \$750,000 in federal funds in a fiscal year. Irregularities are reported in writing to the Health Department, along with recommendations for correction. Meetings with the sub-grantee are held to develop plans for correcting any irregularities.

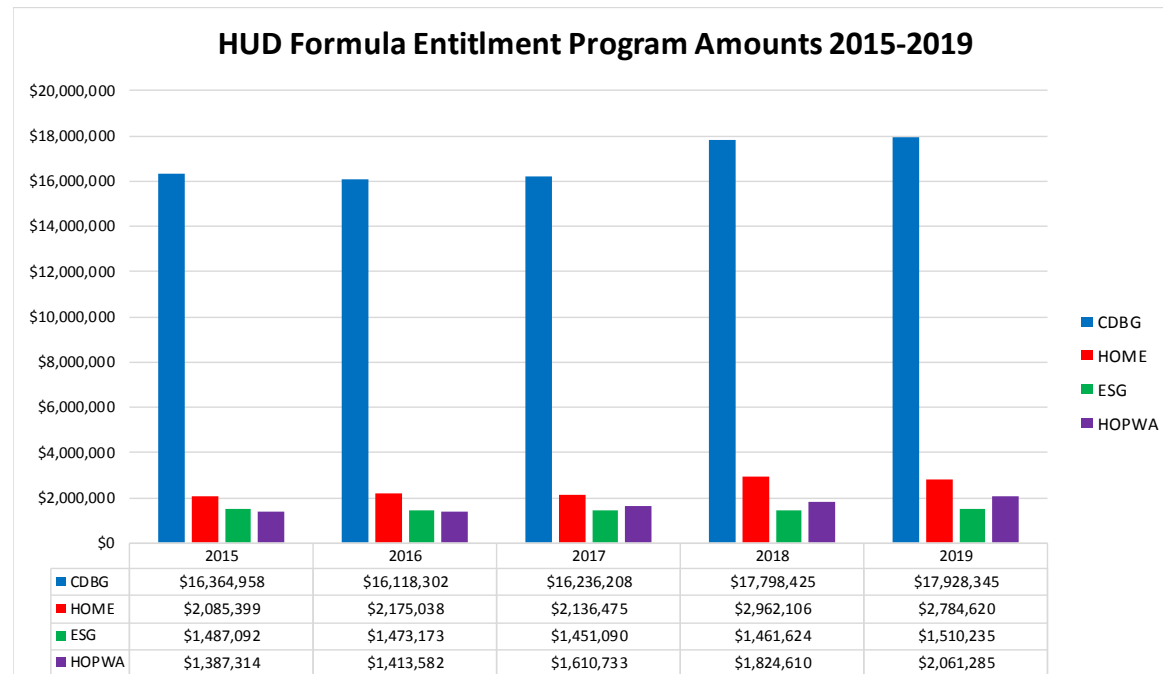
A Contract Compliance Policy is included with each contract. Monitoring site visits are conducted for each Project Sponsor during the contract year to review program deliverables, instruct Project Sponsors on reporting requirements, assess training and technical assistance needs, and make recommendations for programmatic improvement. Desk audits are also performed on monthly invoices to monitor deliverables. Site visit results are reported to the Project Sponsor in writing. Project Sponsors are required to respond to findings within 30 days and submit a time-phased corrective action plan. Recurring program and/or fiscal compliance issues may result in the return of funds to the Health Department and/or the termination of the subcontract.

AP-15 Expected Resources

Introduction

In years where federal appropriations are delayed, the City of St. Louis may not know its actual allocation amounts when developing its Annual Action Plan. The amounts presented in this plan are estimates and will be adjusted to reflect actual funding received from HUD.

The anticipated funding for the 2020 to 2024 five-year Consolidated Plan for the City of St. Louis is \$123 million. The chart following shows entitlement program amounts allocated under the prior five-year Consolidated Plan, and the table following identifies anticipated resources for this current five-year Consolidated Plan.



Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Public Services; Interim Assistance; Housing; Economic Development; Public Improvements; Admin and Planning	\$17,480,136	\$200,000	\$2,924,908	\$20,605,044	\$70,819,864	
HOME	Public-federal	Affordable Housing Development-- Multifamily rental-new construction Multifamily rental-rehab; Homeownership-new construction; Homeownership-rehab Admin and Planning	\$2,645,389	\$200,000	\$0	\$2,845,389	\$13,154,611	
ESG	Public-federal	Rapid Re-Housing; Shelter; Street Outreach; Homeless Prevention; HMIS; Program Admin	\$1,510,235	\$0	\$0	\$1,510,235	\$6,489,765	
HOPWA	Public-federal	Supportive Services; Tenant-Based Rental Assistance; Short Term Rent, Mortgage & Utility Payments; Housing Information Services; Grantee Admin	\$2,061,285	\$0	\$0	\$2,061,285	\$8,438,715	

TABLE 52 - ANTICIPATED RESOURCES

Leveraging of Resources

Given the magnitude of the housing, economic development, and public services needs outlined in the Needs Assessment (NA) portion of the 2020-2024 Consolidated Plan, it is critical that the public subsidy resources listed above be leveraged in order to have the greatest impact possible. The City of St. Louis Affordable Housing Trust Fund supports the City's homeless prevention, transitional housing, and affordable housing development goals, and portions of a local economic development sales tax are used to support the City's goals in workforce development, neighborhood planning and stabilization, and supportive services for low-income residents. The City of St. Louis is also addressing this challenge in several ways, including:

Data-Informed and Housing Market-Aware Decision Making

In 2014, The Reinvestment Fund (TRF) produced a Residential Market Analysis for the City of St. Louis which has been updated for 2019. This TRF product, a map and database, is typically named the Market Value Analysis (MVA). The MVA is a tool for the City of St. Louis that can help public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit. This statistical tool uses market data to classify geographic areas, varying market types within the City, and the unique needs of each neighborhood. Market types are designated according to clustering similar characteristics, including housing sale prices, vacancy, percent non-residential, building permit activity, foreclosures, and subsidized rental stock. The MVA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

The MVA map and underlying data continues to be used in the City's priority/goal setting process for the 2020-2024 Consolidated Plan period and, as updated, will continue to be used, along with other selection criteria, in future notices of funding availability for housing development financing in order to give preference to applications for housing development that are the appropriate type and scale given the residential market value.

The MVA is complemented by other data tools being developed by TRF, the City of St. Louis, and local partners and intermediaries in order to guide decision making and strategically target subsidy in order to catalyze private investments.

Emphasis on Leveraging in Request for Proposal Processes for Sub-Grantees

The Community Development Administration emphasizes financial leveraging in its Notice of Funding Availability (NOFA) and Request for Proposals (RFP) processes for sub-grantees, developers and others proposing eligible activities to be funded utilizing Federal formula grant funding. The application and scoring processes emphasize the importance of leveraging as well as a focus on concrete, measurable outcomes in order to ensure the maximum impact per dollar spent.

Publicly Owned Land

The City of St. Louis has both a critical asset and liability in the form of approximately 11,000 abandoned vacant lots and vacant buildings owned and maintained by the Land Reutilization Authority (LRA). The LRA receives title to all tax delinquent properties not sold at the Sheriff's sale. It also receives title to properties through donations. The St. Louis Development Corporation Real Estate Department maintains, markets, and sells these properties and performs land assemblage for future development. LRA's ability to assemble and deliver vacant lots and buildings to private developers with clear title, rather than having these tax delinquent properties remain in private ownership, can potentially catalyze private development.

Through these and other leveraging strategies we estimate that \$27 million in Consolidated Plan Program Year 1 (2020) resources (CDBG, HOME, ESG, and HOPWA) will be leveraged by \$75 million in other sources (a 2.8:1 leveraging ratio).

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
1	Child Care	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$72,000	Persons Assisted	438 persons
2	Crime Prevention	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$519,000	Persons Benefitting	2,425 persons
3	Elderly Services	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$332,000	Persons Assisted	1,020 persons
4	Fair Housing	2020	2020	Non-Housing Community Development	Citywide	Public Services	CDBG: \$48,500	Persons Assisted	700 persons
5	Financial Literacy/ Financial Counseling	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$27,235	Persons Assisted	420 persons
6	Healthy Food Access	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$275,000	Persons Assisted	1,825 persons
7	Health Care	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$110,000	Persons Assisted	625 persons
8	Job Training	2020	2020	Non-Housing Community Development	Citywide	Public Services	CDBG: \$255,000	Persons Assisted	450 persons
9	Landlord Training	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$60,000	Persons Benefitting	500 persons
10	Neighborhood Cleanups and Beautification	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$365,000	Persons Benefitting	1,250 Persons
11	Offender Re-entry Services	2020	2020	Non-Housing Community Development	Citywide	Public Services	\$155,000	Persons Assisted	170 Persons
12	Resident Leadership	2020	2020	Non-Housing	NRSAs	Public Services	CDBG:	Persons Assisted	325 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
	Training & Development			Community Development			\$111,300		
13	Youth Services	2020	2020	Non-Housing Community Development	NRSAs	Public Services	CDBG: \$865,375	Persons Assisted	3,454 persons
14	Maintenance of Abandoned Property	2020	2020	Non-Housing Community Development	Citywide	Interim Assistance	CDBG: \$950,000	Persons Benefitting	625 persons
15	Homebuyer Assistance	2020	2020	Housing	Citywide	Affordable Housing	CDBG: \$150,000	Households Assisted	40 households
16	Home Repair Assistance	2020	2020	Housing	NRSAs	Affordable Housing	CDBG: \$2,405,000	Housing Units	404 units
17	Housing Development	2020	2020	Housing	NRSAs	Affordable Housing	CDBG: \$2,100,023 HOME: \$2,845,389	Housing Units	Rental units constructed: 35 Rental units rehabilitated: 56 Homeowner housing added: 7 Homeowner housing rehabilitated: 7
18	Housing Rehab Administration	2020	2020	Housing	Citywide	Affordable Housing	CDBG: \$850,000	Other-organization	1 organization
19	Rapid Re-Housing	2020	2020	Homeless	Citywide	Homeless	ESG: \$200,917	Persons Assisted	100 persons
20	Homeless Shelter	2020	2020	Homeless	Citywide	Homeless	CDBG: \$187,000 ESG: \$828,000	Persons Assisted	2,290 persons
21	Homeless Street Outreach	2020	2020	Homeless	Citywide	Homeless	ESG: \$10,080	Persons Assisted	1,6000 persons
22	Homelessness Prevention	2020	2020	Homeless	Citywide	Homeless	ESG: \$208,043	Persons Assisted	250 persons
23	Homeless Management Information System	2020	2020	Homeless	Citywide	Homeless Data	ESG: \$149,927	Other-information system	1 information system
24	Homeless Services Program Admin	2020	2020	Homeless	Citywide	Homeless Program Admin	ESG: \$113,268	Other-organization	1 organization
25	Supportive Service for	2020	2020	Non-Housing	Citywide	Services for	HOPWA:	Persons Assisted	208 persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
	People with HIV/AIDS			Special Needs		people with HIV/AIDS	\$302,543		
26	Tenant-Based Rental Assistance for People with HIV/AIDS	2020	2020	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$970,000	Persons Assisted	168 persons
27	Short Term Rent, Mortgage & Utility Payments for People with HIV/AIDS	2020	2020	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$257,300	Persons Assisted	110 persons
28	Housing Information Services for People with HIV/AIDS	2020	2020	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$110,000	Persons Assisted	900 persons
29	Facility-Based Housing for People with HIV/AIDS	2020	2020	Non- Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$148,798	Persons Assisted	40 persons
30	Permanent Housing Placement for People with HIV/AIDS	2020	2024	Non-Homeless Special Needs	Citywide	Services for people with HIV/AIDS	HOPWA: \$80,000	Persons Assisted	9 household housing units
31	HOPWA Grantee Administration	2020	2020	Non- Homeless Special Needs	Citywide	HOPWA Grantee Administration	HOPWA: \$192,644	Other-organization	1 organization
32	Business Development	2020	2020	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$200,000	Jobs Created/ Retained Businesses Assisted	5 jobs 5 businesses
33	Microenterprise Assistance	2020	2020	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$190,000	Businesses Assisted	15 businesses
34	Commercial Services In Low/Mod Areas	2020	2020	Non-Housing Community Development	Selected Commercial Districts	Economic Development	CDBG: \$850,000	Persons Benefitting	1,800 persons
35	Public Facilities and Improvements	2020	2020	Non-Housing Community Development	NRSAs	Public Facilities	CDBG: \$6,216,924	Persons Benefitting	27,688 persons
36	Community Development Program Administration	2020	2020	Other: Administration	Citywide	Administration	CDBG: \$2,187,027	Other-organization	3 organization
37	Economic Development Program Administration	2020	2020	Other: Administration	Citywide	Administration	CDBG: \$539,000	Other-organization	2 organization
38	Planning	2020	2020	Other: Planning	Citywide	Planning	CDBG: \$810,000	Other-organization	1 organization

TABLE 53 – GOALS SUMMARY

Goal Descriptions

Goals are described in detail below by category and goal name, following the same listed order as in the Goals Summary Information table above.

Child Care

Provide affordable child care for LMI families to allow for the parents to obtain or enhance their education and/or obtain or retain a job.

Crime Prevention

Programs and services that assist in reducing and/or preventing crime in low- and moderate-income areas.

Elderly Services

Activities to maintain and enhance the quality of life for seniors, such as food and nutrition programs, transportation services, recreational services, outreach, health screenings, and nutrition education.

Fair Housing

Education, counseling, investigation, and enforcement of fair housing laws.

Financial Literacy/Financial Counseling

Financial literacy education and counseling programs for low- and moderate-income persons.

Healthy Food Access

Programs and services that assist in enhancing access to healthy food for low- and moderate-income persons.

Health Care

Community health services, including but not limited to mental health counseling, nutrition services, public health nursing, and health education to low- and moderate income persons and households.

Job Training

Employment training and education to low- and moderate-income persons that will not necessarily result in documented placement in full time equivalent (FTE) jobs.

Landlord Training

Training to assist landlords in developing sound business practices, resulting in better quality rental housing in low- and moderate-income areas.

Neighborhood Cleanups and Beautification

Neighborhood cleanup services and beautification programs in low- and moderate-income areas.

Offender Reentry Services

Supportive services for low- and moderate-income individuals who have been incarcerated to enable their safe and successful reintegration into the community.

Resident Leadership Training and Development

Training for residents of predominantly low- and moderate-income neighborhoods to integrate social and economic goals with environmental ones in community development activities.

Youth Services

Activities for low- and moderate-income youth, including at-risk youth, to encourage leadership skills, provide after-school educational, recreational and mentoring opportunities, and to develop skills needed to achieve personal, educational, and future employment success.

Maintenance of Abandoned Property

Secures vacant and open buildings, clears, grades and seeds vacant lots and removes hazardous trees on abandoned tax-foreclosed properties in low- and moderate-income areas.

Homebuyer Assistance

Down payment and closing cost assistance to low- and moderate-income homebuyers.

Home Repair Assistance

Financial assistance to bring low-moderate income owner-occupied housing into code compliance, make housing lead-safe, address emergency repair needs, and provide minor home repairs, including accessibility modifications.

Affordable Housing Development

Financing for the development (through substantial rehabilitation or new construction) of rental and homeownership housing affordable to low- and moderate-income households.

Housing Rehab Administration

Underwriting, loan processing, inspections, and other services related to assisting owners and other entities participating or seeking to participate in CDBG and HOME-assisted housing rehabilitation programs.

Rapid Re-Housing

Tenant-based rental assistance provided to rapidly move people to permanent housing for people recently homeless or at risk of becoming homeless.

Homeless Shelter

Emergency shelter or transitional housing for homeless people.

Homeless Street Outreach

Street Outreach workers are often able to help people problem-solve their situations to get them into alternative places for shelter and/or can occasionally provide direct shelter access for those staying on the streets or in places not meant for human habitation.

Homelessness Prevention

Services needed to help people with solution-focused assistance to help problem-solve crisis situations and prevent their entry into homelessness and/or into overcrowded high demand shelter beds.

Homeless Management Information System (HMIS)

A local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

Homeless Services Program Administration

Administrative support and responsibility for ESG and Continuum of Care programs and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various homeless services programs.

Supportive Services for People with HIV/AIDS

Employment, education and life skills training and psychosocial, substance abuse, mental health, and general health counseling to people with HIV/AIDS.

Tenant-Based Rental Assistance for People with HIV/AIDS

Rental subsidy program to help people with HIV/AIDS access affordable housing.

Short Term Rent, Mortgage & Utility Payments for People with HIV/AIDS

Time-limited housing subsidy assistance designed to prevent homelessness and increase housing stability for people with HIV/AIDS. Grantees may provide assistance for up to 21 weeks in any 52-week period.

Housing Information Services for People with HIV/AIDS

Services dedicated to helping people living with HIV/AIDS and their families to identify, locate, and acquire housing. This may also include fair housing counseling for eligible people who may encounter discrimination based on race, color, religion, gender, gender identity sexual orientation, age, national origin, familial status, or handicap/disability.

Facility-Based Housing for People with HIV/AIDS

Supporting facilities, including community residences, SRO dwellings, short-term facilities, project-based rental units, master leased units, and other housing facilities for people with HIV/AIDS approved by HUD.

Permanent Housing Placement for People with HIV/AIDS

Permanent housing placement for people with HIV/AIDS.

HOPWA Grantee Administration

Administrative support and responsibility for HOPWA programs and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various HOPWA-funded programs.

Business Development

Loans to businesses to help create and/or retain jobs for low-moderate income people.

Microenterprise Assistance

Technical assistance, business support and other services provided to owners of microenterprises or microenterprise incubators.

Assistance to Commercial Services in Low/Mod Areas

Financial assistance for building improvements and supportive services for small businesses serving predominantly low- and moderate-income areas.

Public Facilities & Improvements

Improvements to infrastructure (streets, sidewalks, curbs, etc.) in predominantly low- and moderate-income areas.

Community Development Program Administration

Administrative support and responsibility for CDBG, HOME, NSP and locally funded community development programs, and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various housing programs.

Economic Development Program Administration

Coordinate the functions of various city development agencies that implement economic development programs, including, but not limited to, business loan packaging, economic development financing, economic development-related real estate development, minority business development, business assistance, contracting for public improvements, construction monitoring, planning, and administrative activities.

Planning

Professional planning services, including the creation and review of community plans and planning related work products (maps, research, etc.); assistance in the preparation of applications for federal, state, and local grants; preparation of the necessary materials for the designation of local historic landmarks and/or districts, and performance of urban design review functions.

AP-35 Projects

Project Information

1	Project Name	Guardian Angel Settlement Association Child Care
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Child Care
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Early childhood education
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1127 N. Vandeventer
	Planned Activities	Will provide high-quality early childhood education and care for low-income children, ensuring that they are ready for school and equipped for future success. The program will also work with parents to give them the resources and support they need to care for their children while balancing the demands of jobs or education.
2	Project Name	Unleashing Potential Early Childhood Education Center at Caroline Mission
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C)
	Goals Supported	Child Care
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$22,000
	Description	Early childhood education
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit	

	from the proposed activities	
	Location Description	2828 Caroline
	Planned Activities	Will provide high-quality early childhood education for children and their distressed families, who are in need of support to increase knowledge of their child's development and services in order to build protective factors and stabilize their environment. Will prepare children for age-appropriate cognitive and social emotional developmental milestones/kindergarten readiness and families for improved resiliency.
3	Project Name	Better Family Life Neighborhood Alliance with Trauma Centers Expansion
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA
	Goals Supported	Crime Prevention
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$210,000
	Description	Trauma-informed case management and counseling
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	5145 Page and serving the Penrose, Wells-Goodfellow, JeffVanderLou and Hyde Park neighborhoods
	Planned Activities	Will provide neighborhood-based case management for families and members of households in 6 of the most crime challenged neighborhoods; providing direct access to critical resources, gun violence de-escalation services and trauma-informed counseling for individuals and groups. The expansion of this project will also focus on children of incarcerated parents.
4	Project Name	City Counselor's Office - Problem Property Team
	Target Area	
	Goals Supported	Crime Prevention
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$209,000
	Description	Legal remedies to problem properties
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	1520 Market Street
	Planned Activities	Will pursue legal remedies to problem properties; help identify and locate the owners of derelict properties; prosecute property owners of occupancy violations to evict nuisance tenants for illegal activities; place liens on abandoned properties for which the city has paid to stabilize buildings and undertake emergency repairs; and take possession and ownership of problem properties through a last resort foreclosure process.
5	Project Name	North Newstead Association - North Neighborhoods Safety Initiative
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA
	Goals Supported	Crime Prevention
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$70,000
	Description	Crime reduction and neighborhood safety
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Baden, North Pointe, Walnut Park West, Wells-Goodfellow, Hamilton Heights, Kingsway East, Kingsway West, Greater Ville, Ville, JeffVanderlou, Vandeventer, Lewis Place, Fountain Park, Carr Square, Columbus Square, Old North St. Louis, St. Louis Place, Penrose, O'Fallon, Fairground and Gate District neighborhoods
	Planned Activities	Will provide a comprehensive set of strategies to reduce crime and improve neighborhood safety in the Choice, North, Northwest, and North Central Neighborhood Revitalization Strategy Areas (NRSAs) and the Penrose, O'Fallon, Fairground, and Gate District neighborhoods, through activities consistent with the City of St. Louis Prevention, Intervention, Enforcement, and Reentry (PIER) Plan.
6	Project Name	Park Central Development-Fountain Park Neighborhood Ownership Model
	Target Area	North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou
	Goals Supported	Crime Prevention
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Crime reduction and neighborhood safety
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit	

	from the proposed activities	
	Location Description	Fountain Park neighborhood
	Planned Activities	A resident driven initiative committed to improving the quality of life of its community by employing principles of the Neighborhood Ownership Model (NOM), which is a flexible, community-based approach to creating significant and lasting crime reduction.
7	Project Name	Park Central Development-Sherman/Academy Neighborhood Ownership Model
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G)
	Goals Supported	Crime Prevention
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	Crime reduction and neighborhood safety
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Academy neighborhood
	Planned Activities	A resident driven initiative committed to improving the quality of life of its community by employing principles of the Neighborhood Ownership Model (NOM), which is a flexible, community-based approach to creating significant and lasting crime reduction.
8	Project Name	City Seniors, Inc.- Senior Services
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Elderly Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$55,000
	Description	Mobility, socialization and nutrition for seniors
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4705 Ridgewood
	Planned Activities	Mobility, socialization and nutrition programs, and services for seniors.
9	Project Name	Northside Youth and Senior Service Center-Northside Senior Meal Program

	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA
	Goals Supported	Elderly Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$22,000
	Description	Healthy meals for seniors
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	North City
	Planned Activities	Will provide a daily healthy meal Monday through Friday to seniors who reside in North St. Louis City.
	Project Name	St. Louis Area Agency on Aging Elderly Services
10	Target Area	
	Goals Supported	Elderly Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$255,000
	Description	Meal delivery and supplemental services to home-bound elderly and disabled residents
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Will deliver meals and provide supplemental services to low-income, homebound elderly and disabled persons.
	Project Name	Metro St. Louis Equal Housing & Opportunity Council-Fair Housing Education and Tenant Counseling
11	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods

	Goals Supported	Fair Housing
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$48,500
	Description	Fair housing, fair lending and accessibility/disability education, and tenant counseling and landlord/tenant mediation services
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Will provide fifty-eight (58) 1-4 hour fair housing, fair lending and accessibility/disability educational sessions; and tenant counseling and intake to households via phone consultations, and/or onsite counseling and mediation services in the City landlord/tenant courtroom.
12	Project Name	Prosperity Connection- Financial Capability Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Financial Literacy/Financial Counseling
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$27,235
	Description	Financial literacy education and counseling
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide from the following locations: Old North Excel Center, 2707 N. 14th St.; Kingdom House, 321 S. 11th St.; Southside Early Childhood Center, 2101 S. Jefferson Ave.; South City Excel Center, 2828 Gravois Ave.; DeSales Community Development, 2759 Russell Blvd.; Grace Hill Patch, 7925 Minnesota; LinkSTL, 1426 Salisbury; Northside Community Housing, 4067 Lincoln Ave.; Father's Support Center, 4411 N. Newstead; and Fance Early Learning Center, 1908 O'Fallon St.
	Planned Activities	Will provide free financial literacy education and counseling through group classes and individualized sessions on core curriculum topics of budgeting, banking, credit, predatory lending and identity theft.

13	Project Name	Carondelet Community Betterment Federation Food & Nutritional Services
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Healthy Food Access
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$40,000
	Description	Supplemental food and healthy living information distribution
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	6408 Michigan and 517 Koeln
	Planned Activities	Will distribute USDA commodities and supplemental food to households in need. A sustainable raised bed and vertical tower garden will provide fresh produce to pantry clients in the spring/summer and early fall. The program will also distribute healthy living information, including recipes, samples and other handouts, and assist in SNAP (food stamp) signup and application submission.
14	Project Name	City Seniors, Inc.-Food Pantry
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Healthy Food Access
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Neighborhood food pantry
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4705 Ridgewood
	Planned Activities	Will offer supplemental food assistance through a neighborhood food pantry.
15	Project Name	Food Outreach- Food Access
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods

		North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Healthy Food Access
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Healthy food for individuals with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3117 Olive
	Planned Activities	Will provide healthy scratch-prepared frozen meals, groceries, and shelf-stable food items plus individualized dietetic counseling at no cost to very low-income individuals with HIV/AIDS.
16	Project Name	Gateway Greening-Building Communities through Agriculture
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Healthy Food Access
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$35,000
	Description	Community gardening
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3817 and 3841 Bell; 4465 Manchester; 2211 Washington and services delivered citywide
	Planned Activities	Will provide basic garden necessities and education to community and school groups that are starting or expanding community projects, including orchards in LMI neighborhoods. Will administer a comprehensive garden application and grant process twice a year to provide materials and technical knowledge needed to start or expand a community garden or urban orchard.
17	Project Name	Guardian Angel Settlement Association Client-Choice Food Pantry

	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Healthy Food Access
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Food pantry
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	2700 Cherokee
	Planned Activities	Will provide a diverse selection of healthy foods, as well as information about nutrition and healthy eating, to individuals and families experiencing food insecurity.
18	Project Name	North Newstead Association-North Neighborhoods Elderly Services
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA
	Goals Supported	Healthy Food Access
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Healthy food access for elderly
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Baden, North Pointe, Walnut Park West, Wells-Goodfellow, Hamilton Heights, Kingsway East, Kingsway West, Greater Ville, Ville, JeffVanderlou, Vandeventer, Lewis Place, Fountain Park, Carr Square, Columbus Square, Old North St. Louis, St. Louis Place, Penrose, O'Fallon, Fairground and Gate District neighborhoods
	Planned Activities	Healthy food access programming for elderly (62 years old & older) residents living in Choice, North, Northwest, and North Central NRSAs and the Penrose, O'Fallon, Fairground, and Gate District neighborhoods.

19	Project Name	CHIPS Health and Wellness Center
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Health Care
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$85,000
	Description	Medical and mental health care services
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	2431 N. Grand
	Planned Activities	Will provide primary and preventive medical and mental health services to low and moderate income residents that are uninsured or under-insured.
20	Project Name	CHIPS Health Care Beyond Walls
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Health Care
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Health screening events and support
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	2431 N. Grand
	Planned Activities	Will provide health screening events and support groups in LMI areas.
21	Project Name	The Genesis Program at Covenant House

	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Homeless Shelter
	Needs Addressed	Homelessness
	Funding	CDBG: \$35,000
	Description	Youth shelter
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	2727 N. Kingshighway
	Planned Activities	Will provide shelter to youth who are homeless and disconnected and offer the structure necessary for them to pursue a life of opportunity.
22	Project Name	DOORWAYS Emergency Housing
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Homeless Shelter
	Needs Addressed	Homelessness
	Funding	CDBG: \$32,000
	Description	Transitional shelter for people living with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4835 Maryland
	Planned Activities	Will provide homeless persons living with HIV/AIDS safe and decent short-term housing and comprehensive supportive services to assist in removing barriers to permanent housing. The program provides 1,020 bed units of shelter where clients can stay for up to 60 days.

23	Project Name	Hope House Transitional Housing Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods
	Goals Supported	Homeless Shelter
	Needs Addressed	Homelessness
	Funding	CDBG: \$120,000
	Description	Transitional homeless shelter
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1611 Hodiamont
	Planned Activities	Will assist each resident family in improving their living skills by providing training in Job Skills, Life Skills, Health Care, and other support services that will enable them to live independently.
24	Project Name	Emergency Solutions Grant Program
	Target Area	
	Goals Supported	Rapid Re-Housing Homeless Shelter Homeless Street Outreach Homelessness Prevention Homeless Management Information System (HMIS) Homeless Services Program Administration
	Needs Addressed	Homelessness
	Funding	ESG: \$1,510,235
	Description	Homeless shelter, rapid re-housing, homeless street outreach, homeless prevention, Homeless Management information System (HMIS), and homeless services program administration.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3,950 extremely low income persons
	Location Description	Citywide
	Planned Activities	Homeless shelter, rapid re-housing, homeless street outreach, homeless prevention, Homeless Management information System (HMIS), and homeless services program administration.
25	Project Name	Supportive Services for People with HIV/AIDS

	Target Area	
	Goals Supported	Supportive Services for People with HIV/AIDS
	Needs Addressed	Non-Housing Homeless Special Needs
	Funding	HOPWA: \$302,543
	Description	Supportive services for people with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	208 extremely low income persons
	Location Description	Citywide
	Planned Activities	Supportive services for people with HIV/AIDS
26	Project Name	Tenant-Based Rental Assistance for People with HIV/AIDS
	Target Area	
	Goals Supported	Tenant-Based Rental Assist. for People w/ HIV/AIDS
	Needs Addressed	Non-Housing Homeless Special Needs
	Funding	HOPWA: \$970,000
	Description	Tenant-based rental assistance for people with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	168 extremely low income persons
	Location Description	Citywide
	Planned Activities	Tenant-based rental assistance for people with HIV/AIDS
27	Project Name	Short-term Rental, Mortgage & Utility Payments for People with HIV/AIDS
	Target Area	
	Goals Supported	STRMUP for People with HIV/AIDS
	Needs Addressed	Non-Housing Homeless Special Needs
	Funding	HOPWA: \$257,300
	Description	Short-term rental. mortgage and utility payments for people with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type	110 extremely low-income persons

28	of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Short-term rental, mortgage and utility payments for people with HIV/AIDS.
	Project Name	Housing Information Services for People with HIV/AIDS
	Target Area	
	Goals Supported	Housing Info. Services for People with HIV/AIDS
	Needs Addressed	Non-Housing Homeless Special Needs
	Funding	HOPWA: \$110,000
	Description	Housing information services for people with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	900 extremely low income persons
	Location Description	Citywide
	Planned Activities	Housing information services for people with HIV/AIDS
	Project Name	Facility-Based Housing for People with HIV/AIDS
29	Target Area	
	Goals Supported	Facility-Based Housing for People with HIV/AIDS
	Needs Addressed	Non-Housing Homeless Special Needs
	Funding	HOPWA: \$148,798
	Description	Facility-based housing for people with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	40 extremely low income persons
	Location Description	Citywide
	Planned Activities	Facility-based housing for people with HIV/AIDS.
	Project Name	Permanent Housing Placement for People with HIV/AIDS
30	Target Area	
	Goals Supported	Permanent Housing Placement for People w/ HIV/AIDS

	Needs Addressed	Housing
	Funding	HOPWA: \$80,000
	Description	Permanent housing placement for People with HIV/AIDS
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Permanent housing placement for people with HIV/AIDS.
31	Project Name	HOPWA Grantee Administration
	Target Area	
	Goals Supported	HOPWA Grantee Administration
	Needs Addressed	Non-Housing Homeless Special Needs
	Funding	HOPWA: \$192,644
	Description	HOPWA grantee administration
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	HOPWA grantee administration
32	Project Name	Employment Connection Competitive Employment Program
	Target Area	Choice NRSA
	Goals Supported	Job Training
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$130,000
	Description	Job readiness training
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	2838 Market Street
	Planned Activities	Will provide hands-on job readiness training curriculum for two hundred low income individuals, helping to prepare them to succeed in attaining and maintaining employment. Topics to be covered include basic employment skills, personal presentation, resume preparation, applications, job search information, interviewing (including mock interviews), financial literacy, and basic physical and mental health assessments.
33	Project Name	Mission: St. Louis Job & Leadership Training
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Job Training
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Job readiness and leadership training
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3108 N. Grand
	Planned Activities	Will provide job and leadership training to men from under-resourced communities to become leaders in their families, jobs and communities by providing skill building, job training, leadership development and employment opportunities.
	Estimate the number and type of families that will benefit from the proposed activities	
34	Project Name	Urban League Save Our Sons (SOS) Job Training Program
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Job Training
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Job skills training
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Estimate the number and type of families that will benefit from the proposed activities	

	of families that will benefit from the proposed activities	
	Location Description	3701 Grandel; 935 N. Vandeventer; 1330 Aubert
	Planned Activities	Will provide workforce development job skills training to men aged 17 and older, who are chronically unemployed, underemployed, and/or lacking workforce skills by providing training and the ability to understand and navigate the demands of the labor market. Individuals are required to complete a pre-employment four-week training that provides a foundation for success with a prospect to advance for postsecondary advanced training and/or an apprenticeship program at the community college with employment opportunities in the healthcare, transportation and other industries.
35	Project Name	Tower Grove Neighborhoods CDC Northside-Southside Collaborative Landlord and Rehabber Training Program
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Landlord Training
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$60,000
	Description	Property management best practices training
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4344 Shaw; 4343 W. Florissant; and 10 N. Compton
	Planned Activities	Will provide property management best practices training to landlords, rehabbers, and small developers to reduce vacancy and stabilize neighborhoods.
36	Project Name	North Newstead Association-North Neighborhoods Beautification
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA
	Goals Supported	Neighborhood Clean-Up and Beautification
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Neighborhood beautification and clean-up programs

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Baden, North Pointe, Walnut Park West, Wells-Goodfellow, Hamilton Heights, Kingsway East, Kingsway West, Greater Ville, Ville, JeffVanderlou, Vandeventer, Lewis Place, Fountain Park, Carr Square, Columbus Square, Old North St. Louis, St. Louis Place, Penrose, O'Fallon, Fairground and Gate District neighborhoods
	Planned Activities	Will provide neighborhood beautification and clean-up programs focusing on community volunteerism in the Choice, North, Northwest and North Central NRSAs, as well as the Fairground, Gate District, O'Fallon, and Penrose neighborhoods. The program will include four 2-hour educational neighborhood beautification workshops, and thirty (30) separate beautification projects at target neighborhood entrances, commercial areas, large debris spots, vacant lots, or community gardens, led by resident volunteers.
37	Project Name	Operation Brightside
	Target Area	
	Goals Supported	Neighborhood Clean-Up and Beautification
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$340,000
	Description	Neighborhood beautification
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Will provide beautification and clean-up blitzes that include planting flowers, removing graffiti, a litter awareness campaign, and a massive city-wide clean-up.
38	Project Name	Criminal Justice Ministry Release to Rent Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Offender Re-entry Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$75,000
	Description	Case management for post-incarcerated individuals

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1104 S. Jefferson and 1621 N. 1st St.
	Planned Activities	Will provide intensive case management to help low-to-no income, post-incarcerated individuals become healthy, productive members of our community through essential, individualized services (i.e. secure housing, gain employment/compensation, increase positive health outcomes, and reduce risk of recidivism).
39	Project Name	Employment Connection Re-entry Services
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Offender Re-entry Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$80,000
	Description	Employment, mental health, housing and supportive services for post-incarcerated individuals
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3828 Market Street
	Planned Activities	Will provide employment, mental health, housing and supportive services to assist individuals with limited opportunities. The program is designed to reduce recidivism by focusing primary efforts on services developed to address the criminogenic needs of the offenders.
40	Project Name	St. Louis Association of Community Organizations Engagement and Development Institute
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Resident Leadership Training & Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$30,000

	Description	Resident training and community engagement
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	5888 Plymouth
	Planned Activities	Will implement a resident-based social circle model, advancing successful practices of resident training and engagement to engage residents in constructive dialogue as a catalyst for tackling citywide neighborhood challenges.
41	Project Name	Urban League Resident Leadership Training and Development 1
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Resident Leadership Training & Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$81,300
	Description	Resident training and community engagement
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3701 Grandel; 935 N. Vandeventer; and 4343 W. Florissant
	Planned Activities	Will build the capacity of the Federation of Block Units by assisting residents to improve their neighborhoods and the quality of life through leadership training opportunities. Neighborhoods will be organized in groups to participate in leadership development, voter awareness forums, and several contests, including a yard beautification contest, in an effort to engage the neighborhoods to work together.
42	Project Name	Juvenile Court Innovative Concept Academy
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development

	Funding	CDBG: \$150,000
	Description	Education and counseling services for at-risk youth
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Located at 1927 Cass and serving Baden, North Pointe, Walnut Park West, Wells-Goodfellow, Hamilton Heights, Kingsway East, Kingsway West, Greater Ville, Ville, JeffVanderlou, Vandeventer, Lewis Place, Fountain Park, near Northside Choice Neighborhoods Footprint.
	Planned Activities	Will provide a one-stop service center to increase the protective factors available to at-risk youth aimed at eliminating behaviors that negatively impact the community and provide educational services to improve the youths' chance of success.
43	Project Name	College Bound To and Through Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$40,000
	Description	Educational and enrichment activities for promising students from economically disadvantaged backgrounds
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	110 N. Jefferson-activities will also be held at St Louis Community College - Forest Park at 5600 Oakland
	Planned Activities	Will provide after school classes, tutoring, ACT prep, and enrichment activities, academic summer programming and college visits for promising students from economically disadvantaged backgrounds to achieve bachelor's degrees and successful careers.
44	Project Name	Big Brothers Big Sisters Comprehensive Mentoring Services for At-Risk Youth
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods

		North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$90,000
	Description	Mentoring services for at-risk youth
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	501 N. Grand-youth and mentors will meet at locations in the community throughout the city
	Planned Activities	Will match and support at-risk youth in 1:1 mentoring relationships between youth and screened/trained adult volunteers; professional support and wraparound services, and quarterly ABC data collection ensuring they remain free from any criminal activity, succeed in school and graduate high school prepared for successful futures, including the opportunity to earn a scholarship worth up to \$48,000 to attend a nonprofit Missouri college or trade school (through a private donor).
45	Project Name	CLUB CHIPS Youth Leadership Development Training
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$18,000
	Description	Youth leadership development and performing arts program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Presentations will take place at various St. Louis Public Schools throughout the City of Saint Louis
	Planned Activities	Will provide youth leadership development and performing arts program that employs and trains high school students as peer health educators and peer leaders who use artistic expression to promote awareness of health and wellness

		issues, increase health literacy, and promote healthy lifestyles.
46	Project Name	Recreation Division Expanded Recreation Program
	Target Area	
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$287,375
	Description	Youth recreational programming
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
47	Location Description	<p>Recreation Centers, Summer Day Camp & 9-Week Swim Program Sites:</p> <ul style="list-style-type: none"> • 12th and Park Center, 1410 S. Tucker Blvd. • Buder Center, 2900 Hickory St. • Gamble Center, 2901 Gamble St. • Marquette Center, 4025 Minnesota Ave. • Tandy Center, 4206 W. Kennerly Ave. • Wohl Center, 1515 N. Kingshighway <p>Recreation Centers and 9-Week Swim Program Center Sites:</p> <ul style="list-style-type: none"> • Cherokee Center, 3200 S. Jefferson <p>9-Week Swim Program Only Sites</p> <ul style="list-style-type: none"> • Chambers Center, 3120 Bell Ave. • Fairgrounds Park, 3715 Natural Bridge Ave.
	Planned Activities	Includes 3 programs: Expanded Sports Leagues (year round), Summer Day Camp (June - August) and Summer Instructional/Recreational Swimming (June - August).
	Project Name	Herbert Hoover Boys & Girls Club Out-of-School Youth Development Services
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou
	Goals Supported	Youth Services

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	After school and summer programs for youth
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	2901 N. Grand; 4317 Vista; 4343 W. Florissant
	Planned Activities	Will provide enriching after school and summer programs at three locations, offering targeted programs and caring adults to help youth reach priority outcomes of academic success, good character and citizenship and healthy lifestyles.
48	Project Name	MERS Missouri Goodwill Industries-STL Youth Jobs Community Work Experience Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Employment, financial literacy and job readiness training for at-risk youth
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1727 Locust
	Planned Activities	Will provide at-risk, low-moderate income youth with paid employment, an individualized career assessment, financial literacy and job readiness training, access to a free and safe bank account as well as mentoring and career support from a job coach.
49	Project Name	Mission: St. Louis Beyond School Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou

		Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$30,000
	Description	Educational programming for 3rd-8th graders
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1900 Lafayette and 1881 Pine
	Planned Activities	Will provide a free, expanded learning opportunities embedded in public charter schools, preparing 3rd-8th graders with the social, emotional, and academic tools to succeed in high school and beyond.
50	Project Name	St. Louis ArtWorks
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Arts programming for youth
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1727 Locust
	Planned Activities	Will provide apprenticeships in the arts to broaden the educational and career opportunities for youth.
51	Project Name	St. Louis Internship Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods

		North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,000
	Description	Paid summer internships, work readiness training, and career and college planning for highly motivated high school students
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4232 Forest Park, Room #1027; 1 University Blvd, UMSL; 811 Spruce Street; 6348 Delmar, Suite 400; 3140 Cass; 5100 Oakland; and 2901 N. Grand
	Planned Activities	Will provide eight-week paid summer internships in nonprofit and public agencies, preceded by a guided application process and intensive work readiness training, and followed by year-round career and college planning and peer and professional networking, to help highly motivated high school students in financial need envision and prepare for exciting and productive futures.
52	Project Name	LRA Maintenance Program
	Target Area	
	Goals Supported	Maintenance of Abandoned Property
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$950,000
	Description	Program to secure vacant and abandoned buildings; clear, grade and seed vacant lots; and remove hazardous trees in low-moderate income areas.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Citywide
	Planned Activities	Will secure vacant and open buildings owned by the Land Reutilization Authority of the City of St. Louis (LRA) to deter their use as havens for crime, to stop the spread of blight and to preserve structurally sound buildings for future rehabilitation and will clear, grade and seed vacant lots and remove hazardous trees in low-moderate income areas.
53	Project Name	The Housing Partnership, Inc. Homebuyer Services

	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$150,000
	Description	Homebuyer counseling and financial assistance program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3520 Page
	Planned Activities	Will prepare prospective homebuyers with a thorough understanding of budgeting, credit management, mortgage financing, selecting, and maintaining a home and avoiding delinquency and foreclosure. Down and payment and closing cost assistance of up to \$3,500 will be provided to eligible applicants to assist at the time of closing.
54	Project Name	Building Division Healthy Home Repair Program Inspection Services
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Home Repair Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$300,000
	Description	Home inspections for home repair assistance program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	1200 Market St-services provided citywide
	Planned Activities	Will provide program and construction management to help low-moderate income homeowners preserve the viability of their homes and systematically address emergency repair needs; bring their homes up to current health and safety building code compliance; control or abate lead hazards; and address and remedy environmental hazards such as asbestos and mold.
55	Project Name	Mission: St. Louis Healthy Home Repair Program Construction Management
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Home Repair Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$460,000
	Description	Construction management services for home repair assistance program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	3108 N. Grand-services provided citywide
	Planned Activities	Will ensure that qualified homeowners receive cost effective and quality home repairs.
56	Project Name	CDA Healthy Home Repair Program Loan Pool
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Home Repair Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$1,500,000

	Description	Loan pool for home repair assistance program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will provide funding to help low-moderate income homeowners preserve the viability of their homes and systematically address emergency repair needs; bring their homes up to current health and safety building code compliance; control or abate lead hazards; and address and remedy environmental hazards such as asbestos and mold.
57	Project Name	Carondelet Energy Efficiency, Weatherization & Accessibility Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Home Repair Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$25,000
	Description	Home repair and weatherization assistance program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Carondelet, Patch, Holly Hills, Mount Pleasant, Dutchtown, Boulevard Heights, and Bevo Mill neighborhoods
	Planned Activities	Will provide energy efficiency, weatherization, and accessibility repairs for senior homeowners residing in the Carondelet, Patch, Holly Hills, Mount Pleasant, Dutchtown, Boulevard Heights, and Bevo Mill neighborhoods.
58	Project Name	Harambee Job Training Program
	Target Area	North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou
	Goals Supported	Home Repair Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$100,000
	Description	Youth job training and home repair assistance program
	Target Date	12/31/2020
	Estimate the number and type	

	of families that will benefit from the proposed activities	
	Location Description	1421 Hodiamont-services provided in Hamilton Heights, West End, Visitation Park, Wells-Goodfellow, Skinker-DeBaliviere, Central West End, Academy, Kingsway East, Kingsway West, Fountain Park, Lewis Place, Greater Ville, The Ville, Vandeventer, Jeff VanderLou, Covenant Blu-Grand Center, Fairground, O'Fallon, Penrose, DeBaliviere Place, Walnut Park East, Walnut Park West, and Mark Twain I-70 Industrial neighborhoods.
	Planned Activities	Will training youth by providing an opportunity for them to gain both personal character development and the necessary work experience to succeed in a work environment while providing home repair assistance to elderly and low-income homeowners.
59	Project Name	Missouri Energy Care Weatherization Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Home Repair Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$20,000
	Description	Home weatherization program
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4200 Delor-services provided citywide
	Planned Activities	Will provide energy-related services, including home weatherization and window and door replacement, for low-income households with persons who are elderly, disabled, or chronically ill, and young children.
60	Project Name	CDA Housing Production Program
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Affordable Housing Development

	Needs Addressed	Housing
	Funding	CDBG: \$2,100,023 HOME: \$2,845,389
	Description	Financing for affordable housing development
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	60 low-income and 45 moderate-income households
	Location Description	1520 Market Street
	Planned Activities	Will provide financing for the development (both new construction and substantial rehabilitation) of decent, safe and affordable housing for low to moderate income people, and housing that will help revitalize St. Louis neighborhoods, to produce economically mixed neighborhoods.
61	Project Name	CDA Rehabilitation Administration
	Target Area	Consolidated Plan 2015-2019: Market Target Area 1 (market clusters A, B, & C) Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Consolidated Plan 2015-2019: Market Target Area 3 (market clusters H & I) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Home Repair Assistance Affordable Housing Development
	Needs Addressed	Housing
	Funding	CDBG: \$850,000
	Description	Underwriting, due diligence and other services in support of CDBG and HOME-funded housing rehabilitation activities
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will provide direct support necessary to allow for the undertaking of housing rehabilitation activities funded by the federal CDBG, HOME, and NSP programs.
62	Project Name	Business Development Support Program
	Target Area	

	Goals Supported	Business Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000
	Description	Loans to businesses to create and/or retain jobs available to low-moderate income persons.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will administer a business loan program.
63	Project Name	International Institute Microenterprise Development
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Microenterprise Assistance
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$50,000
	Description	Micro-enterprise loan and technical assistance for LMI women, immigrants and refugees
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
64	Location Description	3401 Arsenal
	Planned Activities	Will provide loans and business development services (credit counseling and financial literacy and training) to immigrants who do not qualify for mainstream business credit. Financial products are designed to fit client needs at all levels of development: small dollar business and personal credit builder loans for LMI immigrants, and small business loans to LMI women, refugees; and LMI immigrants.
	Project Name	Justine Petersen Microenterprise Technical Assistance and Training
	Target Area	Consolidated Plan 2015-2019: Market Target Area 2 (market clusters D, E, F, & G) North NRSA-Walnut Park West, North Pointe and Baden Neighborhoods Northwest NRSA-Hamilton Heights, Wells-Goodfellow, Kingsway West and Kingsway East Neighborhoods North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou Choice NRSA Southeast NRSA (proposed)-Bevo Mill, Dutchtown, Gravois Park and Mount Pleasant Neighborhoods
	Goals Supported	Microenterprise Assistance

	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$140,000
	Description	Micro-enterprise loan and technical assistance for small business entrepreneurs
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1023 N. Grand
	Planned Activities	Will provide technical assistance, training, and lending to small business entrepreneurs.
	Planned Activities	
65	Project Name	Commercial District Improvement Program
	Target Area	
	Goals Supported	Commercial Services in Low-Mod Areas
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$850,000
	Description	Supports businesses providing commercial services in low-moderate income areas
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
66	Location Description	1520 Market-services provided citywide
	Planned Activities	
	Project Name	Preservation Square Public Improvements
	Target Area	Choice NRSA
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$4,734,024
	Description	Public improvements associated with the reconfiguration of an affordable housing development that is the focus of the Near North Side Choice Neighborhood Transformation Plan.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Preservation Square in the Carr Square neighborhood.
	Planned Activities	Public improvements associated with the reconfiguration of Preservation Square, an affordable housing development that is the focus of the Near North Side Choice Neighborhood Transformation Plan. This will include new roadways into the newly developed site from 14th and Hogan Streets, as well as a new north/south street on the west side of the development which will run from Cass Avenue to O'Fallon Street. Also included are the installation of new sidewalks, signage, site utility mains, manholes, inlets, and distribution lines, sanitary sewer, storm sewer, potable water and electrical utilities, landscaping and other site features.
67	Project Name	Criminal Justice Ministry Reentry Services Facility Improvements
	Target Area	
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$112,000
	Description	Building improvements at facility that provides services to people impacted by incarceration
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1104 Jefferson Ave.
	Planned Activities	Will make building improvements at facility that provides services to those impacted by incarceration.
68	Project Name	Fox Park Field House Renovation
	Target Area	
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	Park field house improvements
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Fox Park neighborhood
	Planned Activities	Will renovate the Fox Park Field House (new roof and tuck pointing, re-purposing of locker rooms as a multipurpose classroom space, and renovation of existing restrooms and concession space), creating a public hub for community activity in the Fox Park neighborhood.

69	Project Name	Gateway 180 Emergency Shelter Improvements
	Target Area	Choice NRSA
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$20,900
	Description	Repair of water damage at emergency shelter
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1000 19th Street
	Planned Activities	Will tuck-point, clean, and paint areas of water damage caused by masonry erosion at the emergency shelter.
70	Project Name	LaunchCode Techforce Center Improvements
	Target Area	North Central NRSA-Fountain Park, Lewis Pl, Vandeventer, Ville, Greater Ville & Jeff Vanderlou
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$500,000
	Description	Renovation of facility to expand computer programming training program for disadvantaged job seekers
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4811 Delmar
	Planned Activities	Will renovate building in the Fountain Park neighborhood, allowing for expansion of computer programming skills training program for disadvantaged job seekers.
71	Project Name	Places for People Health Center Building Renovation
	Target Area	
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$350,000
	Description	Renovation of facility to be converted into a comprehensive health center for people living with mental health or co-

		occurring disorders
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1001 Lynch
	Planned Activities	Will renovate a 70,000 square-foot building in the Soulard neighborhood that will become a comprehensive health center to provide additional capacity to serve people living with mental health or co-occurring disorders, and provide training, consultation, and technical assistance to increase the capacity of our regional behavioral health system.
72	Project Name	Urban League North Grand Financial Center Building Renovation
	Target Area	
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$400,000
	Description	Renovation of facility to be converted into a financial services center comprehensive health center focusing on entrepreneurship training
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	4323 N. Grand
	Planned Activities	Will renovate former bank branch building in the Fairgrounds neighborhood to provide an assortment of financial services focused on entrepreneurship training to adults, dislocated workers, veterans and youth 18 and older.
73	Project Name	CDA Administration
	Target Area	
	Goals Supported	Community Development Program Administration
	Needs Addressed	Housing Homelessness Non-Housing Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$2,004,027
	Description	Administrative support for CDBG, HOME and other federal programs, and implementation of various CDBG and HOME-funded housing programs.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will provide administrative support to and be responsible for CDBG and HOME program compliance and evaluations, the programming of activities, budgeting, monitoring and reporting of activities and accomplishments and the implementation of various housing programs.
74	Project Name	Federal Grants Administration Support
	Target Area	
	Goals Supported	Community Development Program Administration
	Needs Addressed	Housing Homelessness Non-Housing Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$38,000
	Description	Fiscal support services for the CDBG, HOME, and other federal programs administered by CDA.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1200 Market Street
	Planned Activities	Will assist in reviewing and verifying the accuracy of payment vouchers and backup information for the CDBG, HOME and other federal programs administered by CDA.
75	Project Name	Legal Services Support
	Target Area	
	Goals Supported	Community Development Program Administration
	Needs Addressed	Housing Homelessness Non-Housing Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$145,000
	Description	Legal support services for the CDBG, HOME and other federal programs administered by CDA.
	Target Date	12/31/2020
	Estimate the number and type	

	of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will provide the legal support necessary to effectively administer the CDBG, HOME and other federal programs administered by CDA, including, but are not limited to, reviewing legal documents and contracts, drafting and issuing legal opinions, legal guidance in lawsuits, audits and other legal matters and representation at all required proceedings.
76	Project Name	Planning
	Target Area	
	Goals Supported	Planning
	Needs Addressed	Housing Homelessness Non-Housing Homeless Special Needs Non-Housing Community Development
	Funding	CDBG: \$810,000
	Description	Planning services.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will provide professional planning expertise and services, including the creation and review of community plans and planning related work products (maps, research, etc.
77	Project Name	SLDC Administration
	Target Area	
	Goals Supported	Economic Development Program Administration
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$469,000
	Description	Administrative support for CDBG and other federally-funded economic development programs.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street

78	Planned Activities	Will coordinate the functions of various agencies that implement economic development programs, including but not limited to, business loan packaging, economic development financing, real estate development, minority business development, business assistance, contracting for public improvements, construction monitoring, planning, and administrative activities.
	Project Name	Minority Contractors Capacity Building
	Target Area	
	Goals Supported	Economic Development Program Administration
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$70,000
	Description	Training and technical assistance for minority and women-owned contracting firms (MBE's and WBE's).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	1520 Market Street
	Planned Activities	Will provide minority and women-owned contracting firms (MBE's and WBE's) with the tools necessary to successfully participate in the St. Louis construction industry, particularly HUD-funded projects. Activities include operation of a center to provide access to construction plans and specifications for MBE and WBE contractors and a training program and workshop for MBE and WBE firms to enhance the skills of MBE/WBE contractors and other MBE/WBE business owners.

AP-50 Geographic Distribution

Rationale for Allocating Investments Geographically

While the amount of funds allocated to different geographies will depend in part on the responses to the City of St. Louis CDA RFP, there are two critical concepts to keep in mind during and immediately following the work session with City of St. Louis staff where goals, projects, and funding allocations are finalized, listed below.

1. Geographic Target Areas and residential market types based on the Residential Market Value Analysis (MVA) should be considered when matching projects to locations and when looking at the overall balance of funding allocations. Target areas can be found in SP-10, and suggested geographic areas for individual goals and objectives can be found in the goal summary tables in sections SP-45 and AP-20.
2. Public Services activities should be targeted to areas with high need for that particular type of public service. Future RFPs should target public services spending to areas that have a combined high need for a particular type of public service combined with a weak residential market (where public service activities can lay the groundwork for future housing investment by stabilizing neighborhoods and increasing quality of life and desirability).

AP-55 Affordable Housing

Introduction

The 2020 Annual Action Plan articulates the following one (1) year affordable housing goals.

One Year Goals for the Number of Households to be Supported	
Homeless	4,240
Non-Homeless	549
Special-Needs	1,435
Total	6,224

TABLE 54 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported Through	
Rental Assistance	268
The Production of New Units	42
Rehab of Existing Units	467
Acquisition of Existing Units	0
Total	777

TABLE 55 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

AP-60 Public Housing

Introduction

SLHA's Strategic Plan has nine overarching goals to improve the living environment for families participating in its programs. Implementation of these goals begins during the 2020 calendar year (Year One of the 2020-2024 Consolidated Plan) and will be implemented throughout a five-year period. PLEASE NOTE: Not all strategies will begin during the 2020 calendar year.

Year One Actions Planned: Public Housing Needs

1. **Goal #1 - Support safe and secure environments for SLHA's residents and staff**
 - a. Develop Safety Plan for all properties and sites
 - b. Work collaboratively with residents, neighbors and the Police Department to foster safe and secure environments
 - c. Enforce existing policies regarding access to SLHA properties
 - d. Identify and address environmental hazards to promote healthy homes
2. **Goal #2 - Reposition, redevelop and create new SLHA's properties**
 - a. Update Capital and Property Portfolio Plans
 - b. Communicate benefits and program changes of new housing programs to internal and external stakeholders
 - c. Implement Portfolio Plan
 - d. Pursue development opportunities
3. **Goal #3 - Strengthen monitoring and oversight of Property Management companies**
 - a. Strengthen contract compliance monitoring and enforcement
 - b. Create and enforce standards of professionalism and customer service across all properties
4. **Goal #4 - Plan and implement redevelopment of Clinton-Peabody**
 - a. Continue to implement actions agreed upon in Consent Agreement
 - b. Identify financing to complete redevelopment of Clinton-Peabody
 - c. Provide clear communication in transparent manner to residents and the community
 - d. Develop and Implement plan to redevelop Clinton-Peabody
5. **Goal #5 - Expand housing opportunities within the Housing Choice Voucher (HCV) program**
 - a. Improve relations with HCV participants and property owners
 - b. Increase number of vouchers
 - c. Provide mobility support to households that seek to live in areas of opportunity
6. **Goal #6 - Expand and diversify funding and partnerships**
 - a. Expand resources for resident services

- b. Expand resources for housing opportunities
- c. Attract resources from the local civic and business community with specific requests
- d. Leverage instrumentalities to generate additional resources to support the authority's mission

7. Goal #7 - Optimize internal operations

- a. Leverage technology for efficiencies and improved performance
- b. Optimize processes, procedures and controls
- c. Create Business Continuity Plan to ensure critical processes continue in the event of a disruption
- d. Retain and attract talent
- e. Provide training and professional development opportunities to staff
- f. Develop relationships within affordable housing industry to share knowledge and best practices
- g. Strengthen internal communication
- h. Create culture of employee engagement and ownership

8. Goal #8 - Promote and maintain positive community identity and relationships

- a. Create Public Housing Resident Engagement Plan
- b. Create HCV Participant and Property Owner Engagement Plan
- c. Strengthen relationships with the community and civic organizations
- d. Utilize website and social media more effectively to communicate with stakeholders
- e. Create Transparency Plan that provides guidance to public on SLHA engagement
- f. Update communications plan to include crisis communication

9. Goal #9 - Improve quality of life of public housing residents and HCV participants through services and programs

- a. Expand resources for resident services, including funding for additional resident services staff
- b. Continue implementation of Human Services Plan
- c. Prepare for transition for completion of Jobs Plus program
- d. Expand residents' access to technology
- e. Complete improvements to Al Chappelle Community Center and increase utilization of center for programs and events
- f. Expand access of resident initiatives programs to HCV participants

Year One Actions Planned: Public Housing Resident Involvement

SLHA continues to foster resident involvement in management by providing regular resident meetings where residents can express concerns to housing management. SLHA maintains a strong working relationship with the City-wide resident organization, encouraging resident involvement in strategic and agency planning. In addition, SLHA continues to assist with development of resident organizations at the developments by providing information to residents interested in forming organizations, facilitating training, and monitoring compliance with regulatory requirements. SLHA also employs a full-time Ombudsman, who works directly with residents to resolve complaints.

Public Housing Agency Performance

SLHA is currently a Standard Performer and is not designated as troubled under 24 CFR Part 902.

AP-65 Homeless and Other Special Needs Activities

Introduction

The City's Homeless Services Division anticipates receiving approximately \$1.5 million in ESG funding.

All efforts are intended to build upon previously designed strategies and continue ongoing services made possible through ESG funding.

Outreach and Assessment of Needs

The City of St. Louis conducts targeted outreach to homeless persons (especially unsheltered persons) and assesses their individual needs as outlined via the Community's Coordinated Entry System.

The City's Homeless Services Division will conduct outreach to mostly unsheltered persons, providing them with guidance on how to get connected to services, emergency shelter, and/or the Coordinated Entry System for placement on the Community Housing Prioritization List. The Homeless Services Division has moved to implementing caseloads for their two funded Street Outreach workers, in hopes of making better connections to services for people. This will hopefully increase the ability of housing providers in finding and locating persons referred for their programs. In the interim time period where clients aren't yet connected to services, Street Outreach workers will act as that connection point by being case managers. One of their main roles is to make sure people are being assessed using the Community's designated assessment tool, called the VI-SPDAT (Vulnerability Index - Service Prioritization Decision Assistance Tool), for housing list placement and services needed.

Addressing Emergency and Transitional Housing Needs

Emergency Shelters and Transitional Housing programs will be used for those who cannot be diverted from the homeless system and who cannot immediately be placed in permanent housing. The primary purpose of emergency shelters and site-based transitional housing programs will be to equip persons to move into appropriate forms of permanent housing as soon as possible. Emergency shelters and site-based transitional housing programs will be evaluated in part based on the percentage of persons placed into permanent housing (at least 80%) and the length of their stays in emergency shelter or transitional housing.

While in shelter or transitional housing programs, staff will provide clients with or make referrals to services such as intensive case management, child care, education, employment assistance, job training, legal, mental health, substance abuse treatment, transitional housing, permanent or permanent supportive housing, transportation, and services for special populations utilizing evidence-based or best practices.

Transition to Permanent Housing and Independent Living

The City will allocate funds to rapid re-housing to ensure that individuals and families make the transition to permanent housing and independent living. Homeless individuals and families including veterans, unaccompanied youth, and those experiencing or fleeing from domestic violence, dating violence or stalking, that are homeless may be eligible for Rapid Rehousing.

All permanent housing which includes Rapid Rehousing, Permanent Supportive Housing, and Shelter Plus Care referrals are made via the Community's Coordinated Entry system. All clients in need of housing resources are assessed and placed on the Community By Name List. This list is sorted and community defined prioritization standards are used for sorting the list. When housing programs identify an opening in their program, the request a referral of a person to them from the Community's By Name List. The housing provider then works to locate the client via the service provider connected to the client as a case manager or via contact information placed into the Community's Homeless Management Information System (HMIS). The service provider connected with the client works with the client and the housing provider to make warm connections and hand-offs when appropriate.

The CoC takes immediate actions to provide housing for unsheltered homeless households with dependent children. Once an unsheltered family has been identified, the CoC will dispatch the mobile outreach team to conduct an assessment. The family is immediately placed in the most appropriate/available housing (hotel, shelter, or transitional housing and also connected to a service provider as needed.

Prevention Services

Homeless Prevention will be a newer and increased focus for 2020. As the Coordinated System has grown the last three years the primary focus has been on how persons' access housing resources. The deficit is the ability to address prevention of those persons from needing to be assessed at all for services. National research is finding that Coordinated Entry systems need to take a larger focus on prevention and diversion activities. Diversion, simply put, is the ability to help people problem solve or divert them from accessing homeless services. When people are in crisis, they often don't have the ability to think about what strengths or resources they might have at their disposal. Diversion is the practice of listening to clients and walking them through their crisis situation to help them actually solve the situation or crisis with their own resources. Most of the time this practice doesn't even require funding. Situations could be as simple as finding a relative to stay with until repairs are made at their current home, or providing a voucher for food in order to be able to stay longer in their current housing situation. When these crisis situations can't be solved, the next step is to assess if a small stipend of funding may be able to assist. That is where Homeless Prevention funds can be very useful. Perhaps a person needs the help to cover rent for a month because they had a car maintenance expense, or had a medical emergency. So many people become "lost" in crisis and without skilled persons able to help in this problem-solving practice end up in emergency shelters or staying on the streets.

Homeless Services will be focusing on increasing people assisted with Homeless Prevention Funds which will be a support to the Coordinated Entry system. Homeless Services will have to engage in networking and building relationships with new partners to find enough agencies that are interested in performing the type of Homeless Prevention services discussed above. In 2020 this networking and relationship building will ramp up and be the main focus, so that those clients assisted with this service will see larger increases starting in 2021.

Persons Being Discharged from Publicly-Funded Institutions

The St. Louis City Continuum of Care (CoC) continues to work on a state-wide basis to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

The St. Louis City CoC is a member of the State's Interagency Council, the Governor's Committee to End Homelessness (GCEH). Many of the publicly funded institutions and systems of care are administered at the State level. These organizations are also members of the GCEH.

The GCEH has developed an Institutional Discharge Policy Throughout the State of MO each Continuum of Care is working on getting buy-in from institutions of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Once these facilities are in agreement they will be asked to sign the Discharge Policy to be kept on file at the State level, by GCEH. This Discharge Policy was finalized in 2019, and the work of getting signatures will start in 2020.

Locally, the City of St. Louis will continue to work closely with publicly funded institutions and systems of care to help them to establish a more efficient discharge policy.

This work is critical for those who are being discharged out of hospitals and other institutions and into homelessness and those who are currently homeless and are receiving mental health services, but need the additional resources to help them become housed and self-sufficient.

Persons Already Receiving Assistance from Public and Private Agencies

Via the St. Louis City CoC, the City works with various public and private agencies to prevent individuals and families from becoming homeless. Listed below are a few of the partnering public and private agencies that the City of St. Louis contracts, refer and partners with to establish public policies and procedures, remove barriers, and address housing, health, social services, legal, employment, education, or youth needs:

Contracting Agencies

- Arch City Defenders
- Covenant House Missouri
- DePaul USA
- Doorways
- Employment Connection
- Gateway 180
- Homefull
- Horizon Housing
- Institute for Community Alliances (ICA)
- Lydia's House
- Our Lady's Inn
- Peter & Paul Community Services
- Places for People
- Queen of Peace
- St. Louis Transitional Hope House
- St. Martha's Hall
- St. Patrick Center
- The Women's Safe House
- United Way of Greater St. Louis
- Youth In Need
- YWCA

Referral Agencies

- City of St. Louis Area Agency on Aging

- Arch City Defenders
- Behavior Health Network
- BJC Behavioral Health
- Covenant Housing Missouri
- Criminal Justice Ministry
- DePaul USA
- Missouri Department of Mental Health
- Doorways (Interfaith Residence)
- Employment Connection
- Epworth Children and Family Services
- Every Child's Hope
- Gateway 180
- Gateway Housing First, Inc.
- Good Shepherd
- Homefull
- Horizon Housing Development Company
- Humanitri
- Kathy J Weinman Center
- Loaves & Fishes, Inc.
- Lydia's House
- Marygrove Crisis Care
- Our Lady's Inn
- Peter & Paul Community Services
- Places for People, Inc.

- Queen of Peace Center
- Room at the Inn
- Salvation Army St. Louis
- St. Louis Transitional Hope House
- St. Martha's Hall
- St. Patrick Center
- The Women's Safe House
- United Way St Louis (2-1-1)
- VAMC St. Louis Hope Recovery Center
- Youth In Need
- YWCA Metro St. Louis

Partnering Agencies

- Missouri Department of Corrections
- Missouri Department of Mental Health
- Missouri Governor's Committee to End Homelessness
- St. Louis Area Regional Council on Homelessness
- St. Louis Winter Outreach
- St. Louis Metro Police Department
- St. Louis Metro Transit Division
- St. Louis Mental Health Board
- St. Louis Housing Authority

AP-70 HOPWA Goals

The St. Louis EMSA HOPWA program is designed to provide decent, safe, and affordable housing for low-income PLWH at varying stages of self-sufficiency. DOH recognizes the diverse housing assistance needs and mitigating factors that impede an individual's access to housing; which in turn may create a barrier to receiving medication and care. Through subcontracts, DOH secures project sponsors to provide short term rent, mortgage, and utility assistance, tenant-based rental assistance, and facility based housing. Project sponsors are selected after a Request for Proposal is submitted and evaluated through DOH vetting processes. Contracts are typically for one (1) base year, and option for two (2) renewals; dependent upon funding.

DOH continues to work with each project sponsor to formulate strategies in an effort to overcome service barriers resulting from economic conditions, diminished availability of affordable housing, and reductions in leveraged funds at the state and local level.

The DOH has several policies and mechanisms in place to ensure that each project sponsor administers housing assistance in a manner that promotes and provides decent, safe, and affordable living arrangements and expands economic opportunities for low income PLWH.

Each unit in the St. Louis EMSA subsidized with HOPWA assistance must pass a housing quality inspection to ensure the living quarters are safe, sanitary, and in compliance with local and state housing codes. Housing quality inspections take place before assistance is granted and at least annually for recipients of long-term housing assistance.

In addition to the housing quality inspection, project sponsors must also collect documentation of financial information from program participants to ensure eligibility as well as assist them in the development of short-term and long-term financial goals. Program participant financial information is used to calculate the amount and duration of rental assistance necessary to achieve self-sufficiency. The information collected is also used by staff providing supportive services to assist clients in developing long and short-term financial goals that ultimately broaden the economic opportunities available to them.

AP-75 Barriers to Affordable Housing

Year One Actions Planned: Remove or Ameliorate Negative Effects of Barriers to Affordable Housing

Below are some possible Year One strategies to ameliorate the barriers listed to affordable housing, based on the City of St. Louis Analysis of Impediments to Fair Housing, with the caveat that these strategies may also be revised as the Analysis of Impediments to Fair Housing is reviewed and revised.

1. The City should use its considerable lobbying power to help preserve funding for assisted housing at the federal and state levels. The Affordable Housing Commission has worked to increase the amount of low income housing in the market place. While the City has a large amount of low income housing for its size, it also has a great need. Housing cost burdens cause financial instability and create a service burden for the City.
2. The City should empower its Planning and Urban Design Agency to become more proactive in identifying areas of greatest affordable housing need. By having a global perspective added to the development process, the creation of affordable housing units can be approached as part of an on-going cohesive investment effort that provides maximum benefit to the City and its residents. With the utilization of the Residential Market Analysis the City has significantly improved the ways in which affordable housing needs can be matched to market conditions and leveraged by private investment.
3. The City of St. Louis is well-represented in a consortium that was created to educate lawmakers and the public about the importance of these programs. City leaders should continue their efforts to lobby on their behalf to ensure that any changes have the least possible impact on the production of much needed quality, affordable housing units in the City of St. Louis.
4. Resident negative attitudes regarding affordable housing should be addressed with better information about successful housing initiatives in the City and surrounding communities. Including the residents in planning for affordable housing initiatives can include their input and concerns and provide a means to get quality information to the neighbors before rumors and innuendos can overcome a development. Greater regional cooperation in housing planning should be encouraged. The City participates in regional planning boards like the East-West Gateway Council of Governments to address large issues that affect the entire region. Issues such as transit, roads, economic development, and the environment are top issues for the agency. A similar effort to plan for housing would be beneficial.
5. Greater regional planning and cooperation across the region would also be necessary to further distribute low-income housing to areas with good jobs and transportation. Further, the City needs to encourage creative partnerships that will invest in low income areas of the City. Strategies to revitalize heavily impacted portions of the City should include and engage neighborhood leaders and community development corporations. Large scale interventions may offer the best hope for revitalization for largely depleted neighborhoods with a high percentage of vacant land.
6. There needs to be more communication between service providers, developers, and property managers to ensure that accessible and universal design units are occupied by the people who are in need of these features, as sometimes accessible units are leased to the first tenant who qualifies regardless of need. Additionally, the Affordable Housing Commission and Community Development Administration should consider whether accessible units are being developed where transportation options and public services are most accessible.

AP-85 Other Actions

Year One Actions Planned: Address Obstacles to Meeting Underserved Needs

One challenge in the current service delivery system is the location and accessibility of public services. Anecdotally, the existing services for the homeless do a good job of providing essential needs such as shelter, meals, and health care. However, with many of these services clustered in a relatively small area of downtown, public service clients are tied to a single location and persons at risk of homelessness may not have resources within their communities.

Additionally, participants in a Consolidated Plan Theme Based Focus Group on Homelessness Needs and Non-Homelessness Special Needs cited lack of funding for coordination between agencies, and a lack of an awareness of resources or a centralized resource directory as gaps compromising progress in service delivery.

Year One Actions Planned: Foster and Maintain Affordable Housing

Housing affordability encompasses a large number of eligible activities under both the CDBG and HOME formula grant programs. These activities include the production of new housing units, rehabilitation of existing housing units, preservation of housing, and rental assistance for tenants. In order to ensure effective use of affordable housing funds, local market characteristics and the potential to leverage other sources of funds must be considered. The City of St. Louis will foster and maintain affordable housing in a way that is consistent with and influenced by the market conditions of a particular neighborhood.

As an example of this, the potential for construction of new housing units will be heavily influenced by the market characteristics identified in the Residential Market Analysis. The City's Residential Market Analysis-informed approach to new housing construction will match the size and type of new housing construction projects with market characteristics and existing built community characteristics in order to catalyze private investment. Subsidizing new housing construction is generally appropriate for both Target Area 2 and 3 market types; however, the approach to that production is very different in these types of markets. In Target Area 3 markets, new unit production must be at a large scale to make an appropriate impact, and only after careful, strategic site acquisition and demolition. In Target Area 2 markets and communities where most of built environment is intact, new developments can make an impact at a smaller scale (such as infill development). Infill development and other small-scale projects should be carefully balanced between affordable and market-rate units and combined with housing rehab to maximize positive impact. Housing production in Target Area 1 markets should only be undertaken if it provides affordable housing options in non-impacted areas of opportunity (in line with the City's Analysis of Impediments to Fair Housing) or targets special populations (such as the disabled or previously homeless).

Year One Actions Planned: Reduce Lead-Based Paint Hazards

Three agencies will continue to collaborate to evaluate and reduce lead based paint hazards, with an emphasis on preventing lead poisoning rather than reacting to instances of lead poisoning: the Building Division, the Department of Health (DOH), and the Community Development Administration (CDA). The Building Division is primarily responsible for inspections and ground work, DOH is primarily responsible for community outreach and elevated blood lead level testing, and CDA functions as a HUD grant and financial management center for the various programs.

Some of the key actions and programs to address LBP hazards and increase access to housing without LBP hazards will include:

- **Lead Remediation Program:** This program provides funding to remediate housing units of lead-based paint hazards. Funding is provided through a competitive Lead Hazard Reduction Demonstration (LHRD) grant that the City receives from the US Department of Housing and Urban Development (HUD) as well as the City's Lead Remediation Fund (LRF). The program is targeted to households occupied by children aged six and under or in one in which a pregnant woman resides. Funding from the HUD LHRD grant is limited to households with incomes at or below 80% of the Area Median Income (AMI), while the LRF allows for households earning up to \$75,000 annually to receive funding, regardless of household size. The LRF is also used to satisfy the required matching contribution for the Lead Hazard Reduction Demonstration grant, and the City uses LRF funds for projects that meet all HUD grant eligibility requirements. Both owner-occupied and rental housing units are eligible for assistance through this program. Most of the referrals to the program come from households with children who are not lead poisoned and the funds allow for the remediation to be completed before a child becomes lead poisoned.
- **Healthy Home Repair Program:** Healthy Home Repair Program is collaboration between City departments and independent not-for-profit organizations to help low and moderate income homeowners preserve their homes by addressing code violations and deferred maintenance as well as remediating lead-based paint hazards. The Healthy Home Repair Program operates as a loan to the home owner. The maximum amount of City assistance is typically capped at \$30,000. The first \$10,000 is a five-year forgivable loan, and the remaining balance, up to \$20,000, is a deferred payment loan.
- **Free walk-in lead testing:** The Children's Environmental Health section of the Health Department provides lead testing for children under the age of six and pregnant women who reside in the City of St. Louis. Services are provided on a walk-in basis from 8 am to 5 pm, Monday through Friday, or by calling 314 657-1456 to schedule an appointment. The parents or guardians of the children are provided with education on ways to reduce hazards, cleaning techniques to minimize dust lead hazards and dietary changes for any children that have elevated blood lead levels. In addition, they refer the family to the Lead Remediation Program in order to enroll in the program so that their housing unit can be remediated. There is no threshold that a blood lead level has to meet in order to receive remediation assistance.
- **Multi-Family Units Approach:** While eligibility for the LHRD grant is the main entry point into the system, the City utilizes the LRF to remediate other rental housing units in which the tenants do not meet all HUD grant guidelines. For instance, in a 2 or 4-family building, only one of the units may be occupied by a household with a child aged 6, or a pregnant woman, or the tenant's income may exceed the HUD-mandated 80% AMI levels. In such cases, LRF funds are provided in order to make the unit(s) lead-safe in addition to the grant funded unit(s). Since there is a likelihood that the unit may be occupied by a household with children sometime in the future since the owner is already renting to households with children, making the unit(s) lead safe greatly reduces the chances of a child getting lead poisoned in the future in that building. Even though these units cannot be counted towards the HUD grant deliverables since they do not meet all HUD grant requirements, it is part of our primary prevention strategy and will increase the number of lead-safe units in the City.

Year One Actions Planned: Reduce the Number of Poverty-Level Families

Poverty remains a critical issue in the City of St. Louis. According to 2012 American Community Survey data, the City of St. Louis has 89,716 persons living in poverty, representing 29.2% of the population for whom poverty status is determined, and 27,833 children under 18 in poverty, representing 42.6% of children for whom poverty status is determined. In addition, American Community Survey data shows a 14.1% unemployment rate within the civilian labor force and 27.9% of households with food stamp benefits in the past 12 months.

While many policies and programs require change at the Federal and State levels in order to make progress toward eradicating poverty (including increasing the minimum wage and providing additional funding for safety net and employment training programs), the City of St. Louis will pursue the following local strategies designed to reduce the number of persons in poverty (these activities to reduce the number of persons in poverty are in addition to providing services to persons in poverty according to Strategic Plan goals):

1. Pursue economic development strategies to increase the number of jobs and businesses within the region and in under-resourced neighborhoods, especially in job-intensive industries such as the biosciences.
2. Offer job training and job placement programs designed to reduce the number of poverty-level families. Job training and placement programs were deemed as critical by Consolidated Plan focus group participants, especially training for training and summer enrichment programs for youth. In addition, the City will work to investigate whether outsourced City services, such as landscaping or grass-cutting, might present any opportunities for new businesses or employment for City residents.
3. Invest in education, continuing to improve the quality of educational options (public, private, charter, and magnet schools) within the City and partnering with agencies that foster “cradle to career” services for youth at risk of poverty.
4. Ensure that the problem of abandoned and nuisance properties in low-income neighborhoods is effectively addressed, thereby preserving the value of neighborhood property for those low-income people who are already homeowners.
5. Coordinate safety net services so they have the maximum possible impact. While safety net services are always valuable to persons in poverty, the timing of services matter. For example, Consolidated Plan focus group participants stated that the biggest impediment for residents relocating to new housing is the need to pay deposits such as an apartment security deposit or first and last month’s rent deposit. Financial assistance at vulnerable times such as during a move can prevent a situation where an otherwise financially stable family might over-extend themselves, resulting in snowballing debt.
6. Facilitate asset building initiatives such as Individual Development Accounts (IDAs) and financial literacy programs.
7. Encourage programs and partnerships that support ex-offenders re-entering the community and the job market.
8. Encourage housing and transportation investments that will lower the combined housing and transportation costs of poverty-level families and increase access to area public services and amenities. In addition, per the Mayor’s Sustainability Plan Action Agenda, the City of St. Louis will advocate for transportation plans and funding that allow more people to be less car dependent, including poverty-level families for whom car ownership can be a substantial cost.

Year One Actions Planned: Develop Institutional Structure

The City of St. Louis prides itself on a long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the City of St. Louis Community Development Administration and the partner agencies and organizations that administer activities are strong.

In past years, CDA staff has worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation, and partnerships among agencies, and technical capacity of organizations involved in project delivery.

The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development, and affordable housing projects. The City of St. Louis is trying to address this gap via more strategic targeting, data driven decision-making, and leveraging of resources. Additional information can be found in section SP-35 under "Leveraging of Resources."

Year One Actions Planned: Enhance Coordination Between Public and Private Housing and Social Service Agencies

City of St. Louis governmental departments actively participate in public-private discussions with local intermediaries, foundations, and developers in order to better catalyze private investment.

AP-90 Program Specific Requirements

Community Development Block Grant Program (CDBG)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Program Income and Funding Categories	
The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$200,000.00
The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$5,000,000.00
The amount of surplus funds from urban renewal settlements	\$0.00
The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
The amount of income from float-funded activities	\$0.00
Total Program Income	\$5,200,000.00

HOME Investment Partnership Program (HOME)

Other Forms of Investment

The City, as grantee of the HOME funds, does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

Recapture Provisions of HOME and NSP Assisted Units

Recapture provisions ensure that CDA is able to recoup all or a portion of the HOME or NSP assistance in the event the homeowner wishes to sell their unit during the period of affordability. The period of affordability is based on the total amount of HOME or NSP funds provided directly to the homebuyer to enable them to purchase the unit. This includes any funds provided as down payment assistance or that reduced the purchase price from fair market value to an affordable price, but excludes any amount that represents the difference between the cost of producing the unit and the market value of the property (i.e., the development subsidy).

The amount of money subject to recapture is capped at the net proceeds of the sale. Net proceeds are defined as the sales price minus superior private debt and reasonable closing costs.

CDA may structure recapture provisions based on program design and market conditions. One of the following options for recapture requirements will be selected:

1. Owner investment returned first. CDA may permit the homebuyer to recover the homebuyer's entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the HOME or NSP investment out of net proceeds.
2. Reduction during affordability period. CDA may forgive the direct HOME or NSP investment over the course of the affordability period.
3. Proportionally sharing net proceeds. The net proceeds of the sale will be divided proportionally as set forth in the following formulas:

*$$(\text{HOME investment} / (\text{HOME investment} + \text{homeowner investment}) * \text{net proceeds} = \text{HOME amount to be recaptured})$$*

*$$(\text{HOME investment} / (\text{HOME investment} + \text{homeowner investment}) * \text{net proceeds} = \text{amount to homeowner})$$*

4. *CDA is repaid first. CDA can choose to recapture the full amount of the direct assistance out of net proceeds, prior to disbursing any net proceeds to the homeowner.*

Resale Provisions of HOME and NSP Assisted Units

In the event that no direct assistance is provided to the homebuyer, CDA will enforce a resale provision in order to ensure that the HOME or NSP assisted unit remains affordable for the entire restriction period. If the homebuyer wishes to sell the unit during the restriction period, the new purchaser must meet income requirements of either the HOME or NSP program and occupy the unit as their principal residents. In addition, the sales price is subject to a maximum limit that gives the current owner a "fair return," but keeps the property "affordable" for the next buyer. In this case, "affordable" shall mean that no more than 30% of the purchaser's income can be used to pay the mortgage, taxes and insurance costs associated with homeownership. CDA will determine the maximum resale price by adding the owner's initial investment, eligible capital improvements, and the fair return to the original purchase price paid by the owner.

Emergency Solutions Grant (ESG)

Written Standards for Providing ESG Assistance

Standards For Targeting and Providing Essential Services Related to Street Outreach

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

For the purposes of this section, the term “unsheltered homeless people” means individuals and families who qualify as homeless under paragraph (1) (i) of the “homeless” definition under 24 CFR Part 576.2.

As outlined in 24 CFR Part 576.101, *essential services* consist of:

- a. Engagement;
- b. Case management;
- c. Emergency health services – only when other appropriate health services are inaccessible or unavailable within the area;
- d. Emergency mental health services – only when other appropriate mental health services are inaccessible or unavailable within the area;
- e. Transportation; and
- f. Services for special populations.

ESG Sub-recipients must determine an individual’s or family’s vulnerability and unwillingness or inability to access emergency shelter, housing, or an appropriate health facility, prior to providing essential services under this component to ensure that ESG funds are used to assist those with the greatest need for street outreach assistance.

Policies and Procedures for Admission, Diversion, Referral, and Discharge by Emergency

a. **Emergency Shelter Definition 24 CFR Part 576.2**

Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. This definition excludes transitional housing. However, projects that were funded as an emergency shelter (shelter operations) under the FY 2010 Emergency Shelter Grants program may continue to be funded under the emergency shelter component under the Emergency Solutions Grants program, regardless of whether the project meets the revised definition.

b. **Admission, Diversion, Referral and Discharge**

ESG sub-recipients must conduct an initial evaluation of all individuals or families to determine if they should be admitted to an emergency shelter, diverted to a provider of other ESG funded components (e.g. rapid re-housing or homeless prevention assistance) and/or referred for other mainstream resources.

ESG sub-recipients must determine that individuals and families meet criteria (1), (2), (3), or (4) of the Homeless Definition and rate the individual or family’s vulnerability to ensure that only those individuals or families that have the greatest need for emergency shelter assistance receive ESG funded assistance.

ESG sub-recipients must also re-assess emergency shelter participants, on an ongoing basis, to determine the earliest possible time that they can be discharged to permanent housing. Participants’ length of stay in emergency shelter shall not exceed 90 days without justifiable documentation and written approval from DHS.

ESG sub-recipients also have safeguards in place to meet the safety and shelter needs of special populations, e.g., victims of domestic violence,

dating violence, sexual assault, and stalking; by immediately outreaching to victims that call the DV hotline, making their entry and exit presence anonymous, not entering the clients into the HMIS database but using a comparable HMIS system, and by providing supportive services to address clients' health, financial and housing needs.

Through triage, individuals and families who have the highest barriers to housing and are likely to be homeless the longest are being provided outreach, admission, diversion, and referrals according to their needed. These clients will be provided with 24 months of transitional housing along with assertive community treatment in order to decrease barriers and increase self-stability. However, transitional housing is not a funded component under ESG.

c. Safety and Shelter Needs of Special Populations

ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under the regulations for the emergency shelter component found at 24 CFR Part 576.102.

Consistent with ESG recordkeeping and reporting requirements found at 24 CFR Part 576.500, ESG sub-recipients must develop and apply written policies to ensure the safety of program participants through the following actions:

- All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any individual or family who applies for and/or receives ESG assistance will be kept secure and confidential;
- The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter; and
- The address or location of any housing of a program participant, including youth, individuals living with HIV/AIDS, victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing will not be made public, except as provided under a preexisting privacy policy of the sub-recipient and consistent with state and local laws regarding privacy and obligations of confidentiality.
- In addition, ESG sub-recipients must adhere to the following ESG shelter and housing standards found at 24 CFR Part 576.403 to ensure that shelter and housing facilities are safe, sanitary, and adequately maintained:
- Lead-Based Paint Requirements. The Lead-Based Paint Poisoning Prevention Act applies to all shelters assisted under ESG program and all housing occupied by program participants. All ESG sub-recipients are required to conduct a Lead-Based Paint inspection on all units receiving assistance under the rapid re-housing AND homelessness prevention components if the unit was built before 1978 and a child under age of six or a pregnant woman resides in the unit.
- Structure and Materials. The shelter building should be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents.
- Access. The shelter must be accessible, and there should be a second means of exiting the facility in the case of emergency or fire.
- Space and Security. Each resident should have adequate space and security for themselves and their belongings. Each resident must have an acceptable place to sleep.

- Interior Air Quality. Each room or space within the shelter/facility must have a natural or mechanical means of ventilation. The interior air should be free of pollutants at a level that might threaten or harm the health of residents.
- Water Supply. The shelter's water supply should be free of contamination.
- Sanitary Facilities. Each resident should have access to sanitary facilities that are in proper operating condition. These facilities should be able to be used in privacy, and be adequate for personal cleanliness and the disposal of human waste.
- Thermal Environment. The shelter/facility must have any necessary heating/cooling facilities in proper operating condition.
- Illumination and Electricity. The shelter/facility should have adequate natural or artificial illumination to permit normal indoor activities and support health and safety.
- There should be sufficient electrical sources to permit the safe use of electrical appliances in the shelter.
- Food Preparation. Food preparation areas, if any, should contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
- Sanitary Conditions. The shelter should be maintained in a sanitary condition.
- Fire Safety-Sleeping Areas. There should be at least one working smoke detector in each occupied unit of the shelter facility. In addition, smoke detectors should be located near sleeping areas where possible. The fire alarm system should be designed for a hearing-impaired resident.
- Fire Safety-Common Areas. All public areas of the shelter must have at least one working smoke detector.

Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.

ESG funds may be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

ESG sub-recipients are responsible to assess an individual or family's initial need for emergency shelter and must re-assess their need on an ongoing basis to ensure that only those individual or families with the greatest need receive ESG funded emergency shelter assistance. Participants' length of stay in emergency shelter shall not exceed 90 days without justifiable documentation and written approval from DHS.

The St. Louis City CoC implemented a centralized and coordinated assessment system over two decades ago. However, the City is reassessing the system and planning for an upgrade and possible regional collaboration. Upon completion and implementation of the CoC's new centralized and coordinated assessment system, ESG recipients will continue be required to use that system to help determine an individual or families need for emergency shelter or other ESG funded assistance.

The homelessness prevention component includes various housing relocation and stabilization services and short- and medium-term rental assistance to help people avoid becoming homeless. The rapid re-housing assistance component includes similar services and assistance to help people who are homeless move quickly into permanent housing and achieve stability in that housing.

d. **Prevention**

Housing relocation and stabilization services, short- and/or medium-term rental and utility assistance as necessary to prevent the individual or family from becoming homeless if:

- An individual or family who has an annual income below 30 percent of median family income for the area, as determined by HUD;
- Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place;
- Assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing.
- Eligible costs include rental and utilities assistance, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.
- Residents' assistance for prevention assistance cannot exceed \$1,400/household and/or participant during any 3-year period. Participants may not receive more than 18 months of any financial assistance (combination of prevention and rapid re-housing assistance) based on FMR via the Emergency Solutions Grant (ESG) during any 3-year period.
- Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources.
- Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD.
- FMR limits, rent reasonableness standards, housing habitability standards, and lead-based paint regulations apply to this category (§ 576.403 Shelter and housing standards). When providing homelessness prevention services assistance – housing search and placement, housing stability case management, mediation, legal services, and credit repair are required to stabilize and keep a program participant in the same unit.
- Rental assistance agreement (between recipient/sub-recipient and owner) and written lease agreement (between program participant and owner) are required. (When assistance is for arrears only, an eviction letter, court documents, letter from landlord may serve as documentation.)
- Rental assistance cannot be provided to a program participant that is receiving Tenant-Based Rental Assistance or living in a unit receiving Project-Based Rental Assistance or operating assistance through other public sources (exception applies to rental arrears on tenant's portion of rental payment).
- Provider agencies can only make rental assistance payments to an owner with whom the agency has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the agency a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The agency is solely responsible for paying late payment penalties that it incurs with non-ESG funds.
- Program orientation is required of all participants.

e. Rapid Re-Housing

Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

An individual or family who meet the definition of homelessness as determined by HUD;

- Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to assist them;
- Assistance is necessary to help program participants regain stability by moving e into permanent housing and achieve stability in that housing.
- Eligible costs also include rental and utilities assistance, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, moving costs, and credit repair.
- Total financial assistance for rental or utility arrears cannot exceed more than 18 months of assistance based on the FMR of the units for which the residents reside via the Emergency Solutions Grant (ESG) during any 3-year period.
- Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources.
- Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD.
- Participants are required to contribute 30% of his/her income towards rental cost 3 months after income has been established.
- FMR limits, rent reasonableness standards, housing habitability standards, and lead-based paint regulations apply to this category (§ 576.403 Shelter and housing standards). When providing rapid re-housing assistance – housing search and placement, housing stability case management, mediation, legal services, and credit repair are required to house the program participant and stabilize them in the identified unit.
- Rental assistance agreement (between recipient/sub-recipient and owner) and written lease agreement (between program participant and owner) are required. (When assistance is for arrears only, an eviction letter, court documents, letter from landlord may serve as documentation.)
- Rental assistance cannot be provided to a program participant that is receiving Tenant-Based Rental Assistance or living in a unit receiving Project-Based Rental Assistance or operating assistance through other public sources (exception applies to rental arrears on tenant's portion of rental payment).
- Provider agencies can only make rental assistance payments to an owner with whom the agency has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the agency a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant. The rental assistance agreement must contain the

same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The agency is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. The rental assistance agreement must have an initial term of one year.

Description of Continuum of Care Centralized or Coordinated Assessment System

The St. Louis City CoC has a centralized assessment system that was aligned with HUD requirements in 2016, with new policies and procedures that were formally voted and approved by the Continuum of Care in early 2017. The centralized intake and assessment process is initiated at various entry points, also called "access" points or "front doors", utilizing the designated HMIS database, called Metware and is managed by the Institute for Community Alliances (ICA). All clients seeking shelter and other services must visit in-person or call the centralized homeless hotline, operated by United Way in order to access services by City funded agencies. Additionally, Street Outreach workers funded by the City and through PATH funding are able to do mobile assessments with persons that are unable to physically access the system in the other stated way. The City and the CoC are currently reviewing and evaluating its centralized assessment system.

Due to the Implementation of the HEARTH Act, all ESG funded agencies are required to enter client information into the designated Homeless Management Information System (HMIS) database. City funded Domestic Violence agencies are required to input information into a comparable HMIS database where client identification information can be hidden from general users. Agencies are highly encouraged to participate in HMIS even if they do not receive funding from the City, but are still a member of the CoC. All HMIS users are required to have a signed User Agreement with ICA and attend HMIS training before gaining access.

ESG Sub-Award Process

Each year the City of St. Louis plans to use and distribute funds by soliciting competitive bids from non-profit agencies. The City conducts an RFP process at least every 3 years with the last RFP being issued June 19, 2019. The selections under that RFP will begin operations January 1, 2020. The City, itself, may utilize funds to conduct direct services for homeless persons. Sub-grantees will have to demonstrate a willingness and capacity to be accountable for any funds received through monitoring and oversight of any proposed sub-contracted non-profit agency. Applicants will be required to have established written procedures in place to ensure accountability for their staff. Potential sub-grantees must demonstrate they have the experience and capacity to administer the funds they receive and the accountability and established written procedures and standards in place to ensure that funds are only used for ESG Program eligible activities with ESG Program eligible clients.

The City and CoC makes sub-awards using open solicitation methods to request proposals, such as Outreach to Faith-Based Groups, Responsive to Public Inquiries, Letters/Emails to CoC Membership, Newspapers, Announcements at Other Meetings, and Announcements at CoC Meetings. New programs/agencies seeking funding are required to submit a proposal.

The City and CoC uses rating and performance assessment measure(s) when evaluating renewal and new projects such as Site Visit(s), Assess Provider Organization Capacity, Evaluate Project Presentation, Evaluate Project Readiness, Review Match, Review CoC Membership Involvement, Review HMIS participation status, q. Review All Leveraging Letters (to ensure that they meet HUD requirements), Assess Cost Effectiveness, Assess Provider Organization

Experience, Assess Spending (fast or slow), Review CoC Monitoring Findings, CoC Rating & Review Committee Exists, Review Unexecuted Grants, Review HUD APR for Performance Results, Review Independent Audit, Review HUD Monitoring Findings. New programs/agencies seeking funding are required to submit a proposal and make a presentation to the committee.

The City will evaluate all proposals in a four-phase process:

1. The first phase will involve a review of the proposals by the HSD staff of the Department of Human Services for conformance to the submission requirements and a determination of whether the proposals meet the minimum criteria established in this RFP. Each proposal will be reviewed for adherence to guidance provided within this RFP and feasibility for implementation.
2. The second phase of this review process will allow the Continuum of Care's Board or their designee(s) to review proposals. The CoC designees will then submit in writing to HSD their recommendations to be forwarded on to the PSA Committee to be used in the PSA review and selection process. This will include submission a statement in writing of CoC membership and/or participation in the CoC of each applicant.
3. The third phase will involve the evaluation of the proposal's merits by each Selection Committee member independently.
4. The final phase will be a review of the proposals, CoC Board/Designee recommendations by the Selection Committee. During this phase, and at its discretion, the PSA committee may conduct interviews/ presentations with applicants and provide applicants the opportunity to clarify their proposals and advise the City of any additional factors that may be relevant to their decision. Each member of the Selection Committee shall vote to select applicants to perform the services requested in the RFP. If presentations have been made, the Selection Committee shall defer the selection vote until after presentations are complete.

Homeless Participation

It is written in the agency's ESG contract that the Contractor agrees to ensure homeless participation in the ESG program through:

1. Providing for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG); and
2. To the maximum extent practicable, involving homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.

The Consumer Council is composed entirely of homeless and formerly homeless persons. It makes recommendations as appropriate to the CoC and to providers of services and housing. The Council works with the Advocacy Committee to identify consumer needs, to improve current services, and to give consumers a voice in the CoC and the public at large by, among other things, executing an annual Homeless Programs Survey.

Performance Standards for Evaluating ESG

While the City's Community Development Administration retains primary local responsibility for the ESG program, the programmatic responsibility for the ESG rest with the City of St. Louis Department of Human Services.

The City of St. Louis has developed performance standards that will provide a measure for the City and the Continuum of Care to evaluate each ESG service provider's effectiveness, such as how well the service provider succeeded at:

1. Targeting those who need the assistance most;
2. reducing the number of people living on the streets or emergency shelters;
3. shortening the time people spend homeless; and
4. reducing each program participant's housing barriers or housing stability risks.

The City of St. Louis is currently receiving assistance from consultants to formalize the standards to be integrated into a report card within the HMIS system, but has not been completed. The report card will be used to review and monitor the agencies' progress and performance. It is proposed that the report card will be published on a monthly basis, taking a 30-day snapshot of all programs individually and the performance of the CoC collectively. Performance targets will be developed for each ESG program component and put in place for the 2020 funding cycle. These performance standards will closely align to System Performance Standards required for Continuum of Care programs. The CoC System Performance Measures measure these seven performance standards:

1. Length of homelessness: measures the change in the average and median length of time persons are homeless when in emergency shelter and transitional housing programs
2. Returns to homelessness: measures clients who exited emergency shelter, transitional housing, street outreach, and permanent housing programs to permanent housing destinations, measures how many of them returned to homelessness for up to 2 years' post-exit
3. Number of people served: specifically, this measure is related to the Point in Time, but also pulled from HMIS and this will consistently be a measure of data collected for all ESG programs
4. Employment and Income (maintaining and increasing income): This includes six tables capturing employment and non-employment income changes for those maintaining in programs and for those exiting programs
5. Number of persons becoming homeless for the first time: measures number of persons entering the homeless system through emergency shelter and transitional housing programs for the first time in the HMIS database
6. Homeless Prevention Measures (TBD)
7. Successful placements (percent of those exiting to permanent housing destinations): This one measures positive movement out of the homeless system and is divided into three tables, (1) Street Outreach, (2) movement into Permanent Housing situations from emergency shelter, transitional housing and rapid rehousing and (3) retention or exits to permanent housing situations

Community Development Administration

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